

BECKETT RIDGE ASSOCIATION 1
2023 ANNUAL MEETING
HELD APRIL 18, 2023, AT THE TRI COUNTY BAPTIST CHURCH

Call to Order: Adam Lane called the meeting to order at 6:34 pm.

Welcome and Introductions: Mr. Lane welcomed the residents and thanked them for attending. The Board members then introduced themselves.

Attendance: Board members included Adam Lane, Debbie Steel, Susanne Anton, Dave Burling, Debbie Olszowka and Kathy Leist. Larry Huston was absent with notice. Nancy Fay represented Stonegate Property Management, Inc.

Proof of Notice: Mr. Lane confirmed that the notice of the meeting was mailed to all members of record on March 14, 2023.

Approval of the 2022 Annual Meeting Minutes: Debbie Olszowka motioned to approve the minutes and waive the reading. It was seconded by Kathy Leist.

Reports:

GroundsPro ~ Tony Wilson

- Mulch/ Pine Straw
- Turf Mowing
- Bed Maintenance
- Pruning
- Broadleaf Weed Control
- Irrigation Start Up
- Spring Floral Spruce Up

March Drive Through Notes:

- Spring floral installed.
- Mowing has begun.
- Continue checking drains.
- Backflows installed (water to hit floral zones during breaks in rain).
- Turf renovation on Lakota Drive.

Current Projects:

Straw Bales: On hold

February tree removals:

Pine at VC2

Tree behind 8460 Eagle Ridge

March tree removals:

Dead tree in Woodbridge woodline

Leaning tree – Lakota Drive West

Lakota Drive storm damage

Tree clean-up – stumps will be removed the week of 4-10-23 due to wet ground

Tollbridge Leaning Pine – removed (replacement this month)

Main entrance relandscape and irrigation

Rupp Farm Fences and Swale Cleanout – in progress

Duke Easement – in progress

Tot Lot Drainage

Woodline trash clean-up.

Proposals:

1. Lakota Drive turf renovation \$1,278
Debbie Steel motioned to approve the bid and it was seconded by Dave Burling.
All in favor. Motion carried.
2. Stone and bed removal at Tollbridge \$1,251.38
Debbie Steel motioned to approve the bid and it was seconded by Dave Burling.
All in favor. Motion carried.
3. Treehouse removal \$1,027.73
The owner will be asked to remove the tree house. If they do not remove it, it will be removed and billed to them.

There is turf damage on the west side of the Pepperridge corner that needs to be addressed. Mr. Wilson will submit a proposal.

Homeowner Questions/Concerns:

The Board was asked if there is a way to allow parking on one side only of Leatherwood. Road maintenance is under the jurisdiction of the Township. Mr. Lane said the decision is up to the Township, but he is willing to have a conversation. Ms. Olszowka suggested having several owners make the request.

The Shepherd Woods Condos had a fire lane issue. There was a lawsuit, and in the end, the condo association was responsible for the maintenance of the fire lane and the maintenance of the road.

It was noted that the sidewalks on Eagleridge are not level. Mr. Lane said the sidewalks are the responsibility of the owners.

Has there been discussion on how to slow down traffic on Eagleridge and Beckett Ridge Boulevard? Mr. Lane explained that there have been multiple discussions with the Township. The Township will not allow speed bumps/humps. Crosswalks were installed to help the pedestrians. They painted “slow down” on Eagleridge. A resident suggested lowering the speed limit. This is a Township decision.

Mr. Foskey asked if a crosswalk could be installed to get to the walking path. Mr. Lane said it was a good idea.

A man on Crossbridge said that Altafiber hit the main to his home, causing damage. They made him an offer. He has waited several weeks to have the damage repaired. He asked if the Board can apply pressure. Mr. Lane said it is the owners’

responsibility because it is private property. Sidewalks and driveways have cracked since the work was done.

He asked why the owners are responsible for sidewalks. Mr. Lane said by Ohio code, it is the responsibility of the owners. He said he also had problems when the curbs were replaced. Mr. Lane suggested that he call the Township.

A resident on Tollbridge said there is a lot of honeysuckle behind her property. Where does their property start and stop? Mr. Lane said the HOA leaves as much brush as possible to help with erosion. The Board can help with specific questions. The Butler County Auditor's site helps with property lines.

It was noted that a drain on Eaglet needs to be cleared of debris. The owner said when there are heavy rains there is a lot of debris. Mr. Lane explained that the drains are scheduled to be cleaned throughout the year.

A resident asked if a sidewalk can be installed along the entry driveway to connect to the Village of Beckett Ridge. Ms. Olszowka said perhaps, if the land belongs to Beckett Ridge.

The Board was asked if the Association can fix the wall at the Village of Beckett Ridge. Again, this depends on who owns the land.

A resident said there was an Easter Egg Hunt that looked very nice, but he thought it was a private event. A welcome sign may be helpful, so people know it is open to the entire community.

Mr. Demler is interested in installing a generator. Duke gave a price of \$21K to install natural gas. Mr. Burling said he will investigate with Duke. He asked if the HOA ever considered installing generators.

Board Report:

2022/2023 Accomplishments:

- An Easter Egg Hunt was on April 1st. Kona Ice was there. Thanks to Sara Roehm and Britney Rake for organizing the event.
- The Board has continued to work with GroundsPro to address drainage, landscaping, and dead/dying trees. There are too many items to list individually.
- The Board was pleased to be able to keep the 2023 fees steady.
- Two new doggie stations were installed.
- The main entry island is being relandscaped.

Looking Ahead:

- The Board has approved entry wall repair/cleaning bids from DJ Stone. This is for Eagle Ridge North, Sanctuary of Beckett Ridge, Sanctuary, The Retreat of Beckett Ridge, Beckett Ridge & Eagle Ridge entry walls, and Woodridge.

- Two board members and the property manager attended a bid party to get pricing for walking path repairs. Additional bids have been requested.
- The Board has approved contracting with Choice One to resolve some of the drainage concerns. It is important to note that this will not solve all the drainage problems as there are many throughout the community.
- Owners are responsible for the maintenance of the sidewalks at their home. If a sidewalk is not level and someone falls, the owner can be held liable.
- The property manager is gathering bids to replace rotted wood and paint the gazebo at the Sanctuary.
- The Board continues to look at the community centers to keep them fun and safe.
- If you see something that needs attention, please contact a board member or the property manager to have it addressed.

Financial Report:

As of March 31, 2023, the Operating account balance was \$292,279.26 and the Reserve account balance was \$1,087,899.38. All funds are FDIC insured.

Late Fee:	\$8,550.00
Admin Fee:	\$850.00
Attorney/Legal Fee:	\$9,162.49
Violation Fee:	\$3,650.00
Homeowner Assessment:	\$77,549.51
	\$99,762.00

The delinquent accounts are being addressed, per the governing documents. If residents do not pay, late fees are added, a lien is filed on the property, and the Association can foreclose on the home.

Garage Sale: The garage sale will be held on Saturday, June 10th from 8 am to 3 pm. Signs will be posted.

Website:

Currently there are 1,029 residents registered on the website. If you have not already done so, please register on the community website at beckett-ridge.org. On the site, you can find the following:

Governing documents	Board meeting Zoom link
Improvement Application	Mass emails are sent from time to time
Meeting minutes	A membership directory
Village Center information	A link to the Golf Club
Online payments can be made	And much more!

2023 Contractors:

- Landscape and Irrigation Maintenance: GroundsPro

- Pond and Fountain Maintenance: The Lake Doctors
- Property Management: Stonegate Property Management
- Christmas Lights: Christmas Décor
- Electrical Maintenance: Hilltop Electric
- Insurance: Cincinnati Insurance
- Attorney: Wood & Lamping
- Trash Can Emptying: The Pet Butler
- Boy Scouts of America: USA flags for holidays

Improvement Applications:

All exterior improvements for the single-family homes are to be approved by the Board prior to beginning any work. The applications can be obtained from the management company or by visiting the community website at www.beckett-ridge.org. The applications are reviewed by Brent Borovskis who makes a recommendation to the Board. The Board would like to thank the residents who submitted applications last year. A new policy was instituted in 2020, so that approved items are checked for compliance after completion. Last year, the Board reviewed 59 applications. It is important to note that if you want to install a fence, your property must be surveyed.

Site Tours:

The management company performs site tours twice a month. All violations noted at that time are addressed. There are a series of 3 letters that are sent, and residents may request a hearing with the Board prior to a fine being levied. If a hearing is not requested, the Association attorney will address the violation and the owner will be held responsible for the costs. The goal of the site tours is to ensure that properties are being properly maintained, which helps to keep property values high. Last year, 550 violation letters were sent.

Architectural Review:

1. Rotz 8811 Timberchase Covered porch and driveway expansion.
Debbie Olszowka motioned to approve the application and it was seconded by Kathy Leist. All in favor. Motion carried.
2. Bean 8032 Eagleridge Playset.
Debbie Olszowka motioned to approve the application and it was seconded by Debbie Steel. All in favor. Motion carried.
3. Rivinuis 8499 Deer Path Fence.
Debbie Olszowka motioned to approve the fence and it was seconded by Debbie Steel. All in favor. Motion carried.

Election:

This evening, 4 board terms are expiring, including Kathy Leist, Susanne Anton, Dave Burling, and Adam Lane. Board members review the monthly financial reports, improvement applications, violation logs, they direct the Property Manager, award contracts, and make decisions for the Association. The Board members attend the monthly meetings and communicate between meetings via email.

The following have submitted Board Candidate forms:

Debi Gay
Dave Burling
Kathy Leist
Adam Lane
Susanne Anton

Ms. Gay took a few minutes to introduce herself. A quorum was not represented so an election could not be held.

Next Meeting: May 16, 2023, at 6:30 pm, via Zoom.

Adjournment: With no further business, Debbie Olszowka motioned to adjourn the meeting and it was seconded by Dave Burling. The meeting was adjourned at 8:17 pm.