

Crimson Hollow Homeowners' Association Annual Meeting February 4, 2020

Call To Order

The President of the CHHOA, Dave Hehl, called to order the Annual HOA Meeting at 7pm, February 4, 2020 at The Waterville Community Church, Community Room.

Attendees

The following persons were present: Officers, President Dave Hehl, Vice President Andy Dean, Treasurer Julie Stanish, Secretary Melissa Kowalski, Trustee John Hoge, Trustee Greg Davis, Trustee Jen Frey and approximately 40 homeowners.

Welcome & Introduction

Treasurer's Report

The Treasurer of The CHHOA, Julie Stanish presented the 2019 year end financial statement. Discussion took place as how to get Yearly Association Dues paid more timely as there are always several delinquent accounts we have to chase down every year.

Retention Ponds (Dry and Wet Pond)

Dry Ponds (2)- GSI will be maintaining these areas, two times a year, by spraying the weeds and cattails. The weeds and cattails are an issue and need to be eradicated to allow the dry ponds to function properly.

Wet Ponds (2)-Aqua Doc is the new company which will maintain our wet ponds. The wet ponds have had issues with algae blooms, similar to what you have heard about with Lake Erie. These wet ponds are essential to all of our properties, as all of CH roadways and properties drain into the ponds, to the creek, and subsequently out of our subdivision. The wet pond, located by Juniper, had electricity installed and will soon have two aerators. The other wet pond located on Sweetgum was evaluated due its inability to properly disperse the influx of water. The Lucas County Engineer Department has discovered the drainage tile was installed improperly. The tile is currently a 10" drainage tile and will need to be corrected to code, replacing it with a 24" tile. The correction will be resolved and financed by Homes By Josh Doyle, when the Estate Lots sewer system goes in (Estate Lots are: 1 acre lots off of Sweetgum Dr. & Wildflower Lane- there is currently not a plat demographic available to view at this time). Once the new tile issue is corrected, approximately in the spring of 2020, the Sweetgum pond will have electricity installed for an aerator.

Care of Common Areas

Addressing landscaping issues with cul-de-sac and common area maintenance. GSI & Lammon Brothers Lawn Care will work in conjunction to get these issues resolved. GSI was hired for fertilization purposes and Lammon Brothers will continue the mowing of those areas. We have talked with Lammon Brothers about some issues regarding weeds and mowing (Please advise if you see grass clippings being discharged towards the pond water or weeds in the cul-de-sacs)

Deed Enforcement Committee

Crimson Hollow, Plat 1-8, formed by a developer who is no longer in business, has been transferred to the homeowners' association. As a part of the original development process, Deed Restrictions were filed with Lucas County Recorder's Office. These Deed Restrictions provided regulations that apply both before and after the construction process. A committee has been established to enforce Plat 1-8 Deed Restrictions & By-laws. The proposed plan of action to enforce infractions has been sent to the CHHOA attorney. Due to complaints being received, some of the priorities will be barking dogs, trailer storage on property and trash cans stored outside. More information will be communicated once the review is complete.

The Future Of Crimson Hollow

President Dave Hehl & Vice President Andy Dean met with Homes By Josh Doyle(HBJD), Michael Mallory, to discuss the future of Crimson Hollow. The current expansion off of Kacey Lane advertised separately as **"Hidden Hollow"**, consisting of Plat 9 & 10, are currently under the control of HBJD. The plat's deed restrictions have been modified by the developer, are of concern to CHHOA, and are being addressed with HBJD. Once the CHHOA has final documentation it will be available on our website. The wet pond located in Hidden Hollow is the responsibility of the current developer, HBJD. According to HBJD, the subdivision expansion advertised separately as **"Telluride"**, will continue the development to Dutch Road. Indications were that a left turn lane must be constructed on Dutch Road, prior to development of the roadways, which would ultimately connect Sweetgum Drive to Dutch Road. The approximate time frame estimated for road traffic through to Dutch Road is two or three years. Lastly, **"Crimson Estates"**, a prospective expansion of Crimson Hollow is designed to connect through Wildflower Lane, off of Sweetgum Drive. Crimson Estate lots will consist of one acre parcels and soil has been deposited in those areas, prior to development, for landscaping purposes.

In other Business

There has been a continued concern regarding the speed of vehicles traveling on the roadways of the the subdivision. A radar unit, owned by Monclova Township, has been placed within the subdivision to alert vehicle operators of their speed, and record associated data. This device is not under the control of CHHOA and therefore will be moved at the direction of Monclova Township throughout it's jurisdiction.

Regarding snow removal on roadways within Waterville Township, maintenance will continue however improvement is not expected until access through Dutch Road is completed. Volunteers, including a chairperson, are needed for the annual Crimson Hollow garage sale and block party.

Regarding communication within the subdivision, Nextdoor App was suggested. Anyone looking to set that up, please contact the CHHOA.

Election of Trustees

President Dave Hehl addressed the potential need for trustee, formerly held by Greg Davis, and that position was filled by Matt Rinkowski, with none opposed.

President Dave Hehl, adjourned the meeting at 8:30pm
Minutes submitted by: M Kowalski

Addendum

Sunday, February 9, 2020 a simple majority to re-elect the officers for another year took place.