



March 2019 Annual Meeting Minutes

Date: Thursday March 21, 2019 at 6:30 pm

Location: Alum Creek Church of Christ, 6256 S. Old State Rd. Lewis Center Ohio 43035

Present: Ryan McGowen, Joe Leone, Pamela Foster, Troy Vennon, Norris Pouhovitch, Stacey Menefee (VGL), and 15 homeowners.

Topic	Action
Welcome and Call to Order	Meeting called to order at 6:34 PM
Board and VGL representative introduced.	Each board member introduced themselves. Ryan introduced Stacey Menefee of VGL.
Review March 2018 Annual Meeting Minutes.	There was no review of the 2018 Annual Meeting Minutes
Financial/Budget Report Reviewed	Stacey provided an overview of the 2018 and 2019 budgets.
Delinquent Accounts	Stacey reviewed the progress we have made on Delinquent Accounts. Someone asked the number of delinquent accounts (there are 24 outstanding).
2018 Accomplishments	<p>Ryan presents list of accomplishments completed in 2018. This is the same list included with the Annual Invoice sent in January 2019 to all residents. Various Trustees provided additional details on accomplishments they worked on during the year.</p> <p>Items that are to be addressed in 2019 were reviewed quickly. These include:</p> <ul style="list-style-type: none"> • Trustees going door-to-door to finish up the voting on the four outstanding Amendments • Trustees walking the neighborhood again in April looking for violations.

	<ul style="list-style-type: none"> • Trustees pursuing options for the 9 vacant acres at the southeast corner of the development. Neil Wheeler, a former trustee, offered his assistance and experience regarding this property since he worked with the Township to determine what options are available to us. • Ryan McGowen volunteered to pursue Speed Signs to post throughout the neighborhood, but especially on Parklawn and Alum Village Drives • Trustees would pursue a Nuisance Policy for homes in the neighborhood that are poorly maintained or appear to be abandoned. • Can A-1 Concrete Leveling offer price breaks on leveling sidewalks across the neighborhood
<p>Election of Directors</p>	<p>Ryan explained which Trustees are leaving and which are running again, and new ballots received.</p> <p>There were only five Members seeking a position on the Board.</p> <p>Len Fisher motioned that we accept the five without a vote. Ryan seconded the motion. Motion was passed.</p> <p>New Board Members are:</p> <p>Joe Leone Pam Foster Norris Pouhovitch Anup Bhatt Norman Peterson</p> <p>Retiring Trustees were thanked for their excellent service!</p>
<p>General Discussion/Questions</p>	<p>Floor opened for any questions/comments from the Members.</p> <p>A resident asked why sheds were not allowed in the neighborhood. She indicated several folk living on Parklawn had sheds. Troy explained the Board enforces all rules in the Deed Restrictions and that changing the rules was a complicated and expensive endeavor. And to date there was no push from neighbors to change this particular restriction.</p>

	<p>Board members will be looking for sheds in the backyards of folks living on Parklawn. We are aware of three violations across the community. None on Parklawn.</p> <p>Len Fisher asked about putting together a neighborhood directory. Instead of printing, put it on our website. Troy expressed concerns regarding privacy issues and new laws pending in Ohio that limit our ability to do this. And that we already have difficulty getting email addresses from everyone. The Trustees will consider this issue in a general meeting in 2019.</p>
Meeting adjourned at 8:08 pm	Election of officers will occur at a special meeting once all five new Trustees can attend. Joe Leone will schedule the meeting (set for April 1 st). Pam Foster will book the time at the Orange Library (set for 6:30 pm).