

December 2021 Meeting

Persons in Attendance: Board members - Gretchen Bobst, Cody Honse (absent), Denis Mingallon (present via phone), Kevin Buck, Scott Sharrock, Joe Harwood.

HOA Members – Cheryl Buzuleciu, Sandra Koontz

Old Business

Financial - HOA Dues

20* homes x \$123.48=\$2,469.60 (2021 full dues)

6* homes x \$23.48=\$140.88 (2021 dues increase only)

6 homes x \$223.48=1,340.88 (2020 & 2021 dues)

1 home x 343.48=\$343.48 (Dues from 2019, 2020, 2021)

1 home x 198.48=198.48 (Dues from 2020 & 2021)

\$4,493.32 total yet outstanding

Waiting to contact Jeff Heck regarding lien info to see if more homeowners are affected by missing mail issue (see below).

Tax returns for 2019-2020 update –

Accountant is working on filing forms for 2011-2020 with the IRS. 2021 form will also need to be filed.

***Contacted Accountant to get quote for filing 2021 taxes by end of March 2022. Belated tax forms for 2011-2020 should be sent out by the end of December 2021.*

New Business

Financial

Checking as of 12/14/21– \$6,411.10

Savings as of 12/14/21 – \$8,591.80

Missing Mail Issue: Recent late dues notice sent earlier this month led to being contacted by three homeowners who thought that their dues had been paid. There seems to have been an issue with the US Mail between end of September and the middle of October, whereby mail that was sent through the Lexington post office (via Cleveland) was never delivered/received. Invoices to the HOA for tree work in common area, dues checks sent by homeowners, and a check to the mowers from the HOA never showed up. This has resulted in late dues notices being sent and checks having to be reissued.

Bills Paid

- Mowing invoices for 8/3, 8/11, 8/26, 9/7, 9/27, 10/11, & 11/4 have been submitted and paid (\$6,650.00 so far).
- \$119.25 for postage and copies (mailings)

Common Area Tree Issues – Daniel's Tree Service completed the common area work behind 89 Otterbein on Sept. 13th as well as work in common area behind 80 Otterbein on same day. Invoice pending, as it was affected by the missing mail issue. Gretchen is to meet up with them to get the invoice.

***Invoice for \$481.50 has been paid for all work listed above.*

Dead tree in Norfolk/Dartmouth common area – Dead tree is dropping limbs and the entire tree needs to be removed. It does not help with any flood mitigation during heavy rain and may be in the way of equipment access for future stormwater improvements to common area. Received a quote from Mid-Ohio Tree for

\$1,700 for removal, as specialized equipment is needed to access tree safely on the hillside and avoid damaging existing structures and homes around the tree. This will need to be addressed in Spring 2022, as most tree services are done with tree work in November due to weather.

***Mid-Ohio Tree has been contacted. Waiting to hear back from scheduler.*

Common Area New Maintenance Issues - Mower has sent pictures of other large branches/trees down in common areas that are obstructing the mowing of those areas. She said they are behind 91 Dartmouth Drive and 25 Cambridge Court. Homeowner wrote on their ballot about stumps in common area around 91 & 101 Otterbein needing attention.

***Kevin & Joe offered to go look at those areas and see what needs to be done.*

Common area flooding on Dartmouth/Norfolk – George and Cheryl Buzuleciu at 39 Dartmouth expressed concerns to Gretchen about flooding from common area due to recent heavy rains.

***Joe said that he and his next-door neighbor hand-dug a small trench to help guide the water coming down the hill out of the common area to the pipe leading under Norfolk. This is a temporary fix. More consideration is needed on this issue to determine what further measures can be taken come spring.*

Question at meeting regarding RV parked on Sussex Ct. West in driveway – *Residents in that house are in process of moving. RV situation will be monitored.*