

Meeting Minutes December 2024

Board Members in Attendance: Gretchen Bobst, Denis Mingallon (on phone), Joe Harwood, Kevin Buck, Seth Rector

HOA Members in Attendance: Mark Hensley, Amber Dornbusch

Old Business

Financial: Checking as of 12/10/24: \$4,265.19. Savings as of 12/10/24: \$9,111.86.

Deposits since last Quarterly Meeting: \$743.56 (delinquent dues from one home)

Bills paid since last meeting:

Banking Fees: \$21.00 (\$7.00 statement charge/month)

Mowing: (8/19-11/18) \$2,400.00

Tree & Brush Cleanup: \$350.00

Dues – Overdue notices were sent out and collection is ongoing.

Common Area flooding on Dartmouth/Norfolk – Joe revisiting this with current Village Administrator. Tim Rhoad said that he and Joe walked the common area and located the different pipes that drain into the Norfolk/Dartmouth common area.

Joe said that there are some further up on Dartmouth that do not drain through the common area. There was one added much later (can tell from the work) that does drain into the common area.

Common Area Tree Maintenance – Meadows Lawn Care has completed cleanup of the piles behind 144 & 150 Otterbein, and a fallen tree in the Cambridge Ct. common area, and the overgrowth of an electrical utility box behind 144 Otterbein. Going forward, the HOA will continue to maintain the common area side (from the back side of the electrical utility box going toward the common area). The homeowner/occupants of 144 Otterbein will be expected to maintain the vegetation on their property (the sides and front of the electrical utility box going towards the house). *A letter was sent to advise them of this matter.*

Mowing – Mowing is finished for the year. Meadows Lawn Care offered a quote for next year (2025) at 2024's prices, and the board decided to award the mowing to them for 2025. The contract will be brought to the December meeting for approval.

The mowing contract was signed, and Gretchen will make sure that the signed copy gets to Dan Meadows.

Discussion required with HOA board pertaining to unapproved shed, liens for delinquent dues. *Need to talk to Jeff Heck regarding possible court costs and consultation fees. Jeff is willing to help out as much as he is able. HOA is responsible for any filing fees.*

Welcome Booklet update – Neither Amber Dornbusch nor Barb Yeager have received anything from Jeff. *Will bring this up with Jeff to see if he was able to find a sample booklet. Jeff will see if he can get one for us to use as a model.*

New Business

Trailers – Utility trailer at 125 Otterbein Dr. (usually full of trash), large travel trailer parked in yard at 20 Otterbein Court. *Trailer at 125 Otterbein possibly a work vehicle?*

Discussion among board members regarding a possible increase in dues and when it could be done (as per covenants)