

June 2021 Meeting

Persons in Attendance: Board members - Gretchen Bobst, Cody Honse (**absent**), Denis Mingallon (**absent**), Kevin Pebuck, Scott Sharrock, Joe Harwood. HOA Members – Bonnie Bodo and Sandra Koontz

Old Business

Financial

\$20/month charge from checking account finally stopped as of April and charges for January - March refunded.

Tax returns for 2019-2020 update – After contacting the IRS about why the HOA's EIN number did not show up as registered non-profit on Ohio Secretary of State website, was informed by IRS that HOA has never completed the paperwork to register as a true tax-exempt organization but had been filing as "tax exempted" (there is a difference between the two). Also, the HOA has not filed a tax return since 2010, so returns for years 2011-2018 still need to be filed after the fact (and any accompanying late fees and penalties paid). Received a quote from Gracestone Professional Solutions (Accountant Rich Rader) for \$250.00 to file form 1120-H for the HOA, so filing for years 2011-2020 will be around \$2,500 (\$250.00 per 1120-H form x 10 years), plus any late fees or penalties assessed by IRS. Filing a single 1120-H form is normally \$300 with this company. Chances are that filing for 2019-2020 will trigger an inquiry from the IRS for the previous missing years' returns.

****Board approved moving forward in order to get tax returns filed and bring things up to date.**

Norfolk Cleanup update – Cody & Joe visited homeowner in March to offer assistance with outside item cleanup. Health issues have affected their ability to remove unwanted items from outside.

****Since it has been a couple of months, Joe will reach out to homeowner again to see if they have anything needing moved now and to let them know help is still available.**

Outstanding Dues - Reminders were mailed in March and in May with 2021 dues letter. Have collected outstanding dues from 9 homes (\$1,240), with 13 homes (\$1,603) yet unpaid.

****Attempts to collect outstanding dues ongoing. Discussed placing liens on properties of those still unpaid.**

New Business

Financial

Requesting Board consider a change of account type for savings account – from Money Market to traditional Savings account. Left as Money Market account because of amount of interest being earned at the time, however the interest now for Money Market account is the same rate as for traditional savings account now (0.049% over the year, about \$0.35 cents per month). Changing to a traditional savings account will eliminate a \$10/month charge for not having \$10,000+ in savings account.

****Board approved changing account to a traditional savings account to eliminate \$10 monthly fee. Gretchen & Cody visited bank 6/17/21 to take care of that.**

2021 dues are starting to come in. The majority are including the \$23.48 increase, despite it not having been formally approved at this point. ****If increase does not pass, refunds will be made to those members who already paid it.**

Notification of special meeting on June 29th (7PM-8:30PM) to allow for in-person and proxy voting on the proposed increase. As per covenants, notices were mailed to homeowners 5/29/21 (sent out **32** days' ahead of scheduled meeting). **Special Meeting location *MOVED* to Boy Scout Cabin next to Bike Trail entrance/Community Park due to Lex Village Council using Senior Center for meetings that week.**

****Board members will be present at the meeting on the 29th in order to open, verify, and count ballots received via mail, in-person, and online.**

Bills Paid

- Mowing invoices for 4/12, 4/26, 5/3, 5/14, 5/21, 5/27 & 6/5 have been submitted and paid (\$2,450.00 so far).
- Liability insurance thru Hamilton Insurance for \$1,012.00 paid (effective June 1st).
- Reimbursement checks to Gretchen Bobst in amount of \$135.75 and \$192.26 for copying, postage, and mailing supplies (dues letter, special meeting notification & ballot mailings)

Requested info from Jeff Heck on placing liens on those properties that have outstanding 2019 & 2020 dues. Three homes are still owing 2019 & 2020 dues, 10 homes still owing from 2020.

****Will get with Jeff again on this.**

Common Area Tree Issues – Trees behind 89 Otterbein & 23 Norfolk need taken down. Daniel's Tree Service quoted \$250 to take down (and leave in common area) for one behind Otterbein, waiting on quote from them for the one behind 23 Norfolk.

****89 Otterbein work still pending. Have to wait for it to be dry in common area so Daniel's Tree Service can get back there with a skid loader to pull tree so that it falls away from the house. Frequent rain not helping.**

****Still waiting on quote for 23 Norfolk – most likely will require removal of tree once down due to drainage/flooding issues in that area. Will contact Daniel's Tree Service again for quote.**

Had a request from 185 Otterbein for removal of branches and stumps in common area directly behind their property. Stumps are approx. a foot high, hidden by long grass, and appear to possibly be in the utility easement on owner's property or in common area, as they are even with some of the electrical utility boxes at the back of the property. Auditor's website appears to show them in the common area.

****Stumps are in no danger of falling on any homes, so any in-ground stump will have to remain, due to financial constraints. Upon a second visit, where the weeds/grass around the area were trimmed away, most of the wood in the area is cut-up chunks of tree trunk that need removed. Branches in smaller pile were consolidated into larger pile and undergrowth trimmed. Gretchen needs some help to move tree pieces into the truck to haul away.**

Common area flooding on Norfolk – Gretchen talked to Andy Smallstey, Lex Village Administrator, on 6/7. He claimed that the village has no responsibility over mitigating flooding in the area in question, as it is all HOA common area, and that the village has no right-of-ways that would limit contractors in that area. Andy recommended that we contact Matt Wallace at Richland County Soil & Water Conservation District (419-747-8686) to have him take a look at the area and see what his recommendations would be for slowing the flow of water thru the wooded common area and down the hillside. Left a message for Matt Wallace on 6/8/21.

****At the meeting, documentation from 2002 showing Village right-of-way on Dartmouth property was shared with the Board. Heard back from Matt Wallace at SWCD on 6/9 – He is to meet with Gretchen and Joe on 6/10 at the area in question to look around and make recommendations.**