

Meeting Minutes Sept. 2024

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

HOA Members in Attendance: Barb Yeager, Tim & Jana Rhoad, Amber Dornbusch, Mark Hensley, Jeff Heck

Old Business

Financial: Checking as of 9/10/24: \$6,292.63, Savings as of 9/10/24: \$9,111.63

Deposits since last Quarterly Meeting: \$1,088.60

Bills paid since last Quarterly Meeting:

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

Mowing (5/30-8/12): \$4,800.00

Tree & brush cleanup: \$700

GoDaddy Website administration: \$660.70

Dues – Collected quite a few overdue dues as homeowners wanted to be eligible for voting. *Letters for overdue 2024 dues will be sent.*

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 four different stormwater pipes that drain into the Norfolk/Dartmouth common area, contributing to the issue.

Common Area Tree Maintenance – Meadows Lawn Care has been working on the different areas needing attention:

- Dead tree behind a home on Cambridge Ct. – Slated to be removed
- Tree near the road at the bottom of Spoon Hill common area – *Tree was slated to be removed, however, Dan Meadows did not have the equipment to ensure that tree would not fall on the electrical utility box near the tree, so the area was cleaned up & the tree was left. Cost to be adjusted.*
- Piles of limbs/brush behind 144 & 150 Otterbein. *Will be removed following the prior removal of a basketball-sized wasp nest in the sapling tree. A letter will be sent to the homeowner at 144 Otterbein to advise them going forward that maintaining the area from their residence up to the electrical utility box is their responsibility, not the HOA's, as the common area begins behind the electrical utility box. Also, if the area is not kept clear, the utility company will clear the area of obstructions and bill the homeowner for the cost.*
- Tree in the creek between Norfolk & Dartmouth - *Has been removed as an issue for now due to accessibility issues. Tim Rhoad said that he & Joe shifted the tree so as to wedge it against other trees to prevent it from moving further downhill.*

Mowing – Mowing is continuing. Should start winding down end of Sept.-Beginning of Oct.

Areas Needing Attention: 52 Norfolk Drive is an ongoing concern.

New Business:

Discussion required pertaining to unapproved shed, liens for unpaid dues. *Jeff Heck was given the list of outstanding dues with addresses and information regarding unapproved shed that went up at 56 Otterbein.*

Home Addition at 48 Otterbein: Barb Yeager showed plans and gave an update regarding her home addition. They have hired a contractor and are having their property surveyed prior to beginning construction. Some preliminary work may happen yet this year, but the majority of work is planned for Spring 2025. Gretchen signed the contractor's plans. Once construction is complete, new landscaping will be put in.

Welcome Booklet: A suggestion was made about creating a Welcome Booklet to give to homeowners when they move into an HOA property. This booklet would provide basic HOA information (website, contacts, FAQ about certain topics, etc.) and help new neighbors locate things around the Lexington/Mansfield/Ontario area, such as libraries, parks, pools, activities for kids and families, etc. Jeff said that he would locate a copy of the booklet he received for their vacation home to use as a model. Amber & Jana expressed interest in gathering information and putting things together.