

Board Meeting Minutes
Annual Homeowner Meeting
November 10, 2016

Board Members Present: Randy Clipson, Courtney Cedik, Russell DeJarnatt, Matt Krupnick

Guest: Robin Stickler

Russell called the meeting to order at 7:37 pm. Tonight's meeting was held at the home of Dan Suer.

Minutes from October meeting were approved by Randy, and seconded by Courtney

Election

The following positions are open

Vice President candidates: Lloyd Cobble & Courtney Cedik

Member-at-large: Randy Clipson & Rich Brown

Secretary: Robin Stickler (unopposed)

Russell opened the floor to other nominations, but there were none

Russell gave an overview of the available subcommittees.

Each candidate provided a 2minute biography.

Amy Rednour will count the ballots.

Landscaping Update

Dan Suer gave details on current activities and an upcoming memorial tree for Jim Gorski.

Activities include:

- Cleaned front wall at entrance to subdivision
- Fixed PVC pipe which was protruding from pool sidewalk
- Landscape company trimmed bushes
- Irrigations parts were replaced (sprinkler heads, controls). System will eventually need to be replaced, but is "the best" it will get in current condition. It ran for 2months over the summer.
- 4 lights are burned out at the entrance.
- An electrician provided a permanent fix for a light at the pool.
- Announcement of tree-removal-day on Nov 25th, 2016. Need to remove
 - o 4 trees inside pool
 - o 1 outside pool
 - o 2 by tennis courts

- Neighbor asked if the trees will be replaced, eventually. Dan stated: we will make the final decisions after the plans for the pool are more finalized.

Reminder from Russell: the modification form was provided in the materials for this meeting, to all homeowners. Please review for the types of activities which require a form.

Financial Condition

- Matt gave an overview of the budget pages, which was provided to attendees
- Participation credits: homeowners are able to receive (1) credit every 6 months for participation in HOA activities. It was noted: if you are delinquent in HOA dues, you are ineligible for the participation credit
- Delinquent strategy: report was given on number of people delinquent and total amount owed.
 - o 9 properties in total are delinquent
 - o 3 of them are \$20 late fees
 - o Total outstanding balance is: \$4563.87
- Cost for legal action:
 - o Filing a lien: \$25 to file on a property
 - o Legal action: depends on circumstances (time spent by lawyer, etc). Each case is different.
- Homeowner noted: part of the overrun on the pool budget was due to the glass incident, where the pool was drained and refilled – increasing the water bill
 - o Homeowners have reported furniture in the pool, which had to be removed
 - o Cameras were suggested again, to deal with vandals - with these comments
 - Cameras are intended to capture activity *outside* and *near* the pool walls, but not to monitor people *inside* the pool grounds
 - Request: cameras need to be monitored responsibly, and not accessible or hackable by outsiders
 - Suggestion: cameras could be configured to activate after pool hours, to monitor conditions when no one is there.
- Capital Reserve Fund:
 - o HOA does not currently have a Capital budget. Will need to survey the assets and establish that budget (example is shown on the budget report). It was noted: we need to include the front-fence to the Capital budget list.
 - o Lloyd Cobble offered to perform the assessment of our Capital assets.
 - o Our accountants recommended a firm who can assess our assets to finalize the Capital budget.

- Misc Discussion
 - o Homeowner noted : if we are assessed additional dues (for pool renovation), that might increase delinquency
 - o Additional questions related to the pool (will be covered at the end of the minutes in the open forum sections).
 - o Question was asked about the dues-assessment for the pool: will it be adjusted (decreased) as the CD's are applied, and if the pool is less costly. Matt Krupnick answered: Yes. If we have "too much" money being collected, the board will reevaluate the pool assessment, and adjust HOA dues accordingly.
- Certificates of Deposit (CDs):
 - o CD's are due to begin maturing in fall of 2017. Will decide at that time – based up pool renovation activates
 - o CD's are estimated to earn 2-3%. They are guaranteed to not lose value.
 - o Board agreed with homeowner concerns: we don't want to withdraw them early and be charged with a penalty. They should be timed to coincide with the need.
 - o Intent of the CDs are to fund the pool renovation/repair.

Pool Committee Update

- Chuck Helms gave an update of the pool (see handout).
 - o Reminder: thee Pool Committee was tasked with "the process" of evaluation, selection, etc. Pool Committee is not responsible for whether we "should or shouldn't" proceed with pool replacement
 - o The Board has the final decision on replacement decision.
- 9 Engineering firms were considered for the pool renovation. The chosen company was: Hrezo
- Chuck reiterated: the pool sketches are *concept drawings* only, and are not the final design.

Open Discussion

- Homeowner requested The Board to give a more firm quote on the pool renovation.
- Suggestion: abandon the participation credit, to help fund our budget
- Question. What is done with interest for delinquency dues?
 - o Matt answered: it will go to Capital budget
- Delinquency: who funds the budget-shortfall for homeowners who are delinquent
- Homeowner suggested: the overage on the pool leak amounts to approximately \$13 per family, per month. It would be cheaper to pay the additional water bill, than to replace the pool.

- Request: what was the number of gallons of water used in 2016 season?
- It was reported: water from the pool can be seen spurting up thru the newly-resurfaced tennis court. Will this lead to erosion of the courts, and lessen their life?
- Question asked: why has the HOA been operating *without* a Capital budget? Answer provided: Capital budget was abandoned many years ago in an attempt to keep dues low.
- Homeowner urged the Board to be very clear on the “bid spec”, to clarify what we’re asking for. If was ask for the wrong thing (or unclearly) the total cost could rise unexpectedly.
- Homeowners requested the Board to take a vote to get support of the community before proceeding with pool replacement
- Question asked: if (or why) we are getting rid of the basketball court
 - Russell answered: we have to remove the wall in that section of the facility, to provide access to the heavy equipment.
 - Suggestion: install a hoop in one of the tennis courts
- Question arose around the Board’s authority to levy additional dues for reasonable expenses. The \$350K price tag for the pool was not a “reasonable” amount. Any cost of that magnitude ought to receive homeowner approval first. ...and if the board proceed, they could be exposed to increased dues-defaults or legal action by individuals.
- Question was asked: can we take out a loan for the pool and to fund the Capital Budget
 - Matt answered: a loan was one of the 3 payment options considered, and voted by the homeowners. Although the payment installments were smaller, the total amount paid (with interest) was much larger. For that reason, the loan-option was not chose.
- Question was asked about on-street parking
 - Russell answered: streets/parking are governed by Butler County and are not controlled by our HOA.
 - BC instituted the No Parking zone by the pool
 - Homeowners would need to work with BC directly, if they wish to establish additional zones on Tarragon
- Question was asked directly: will the board take a vote.
- [the Board took a 10min recess]
- Russell announced new information
 - Board will gather bids with specific details by June 2017
 - Board will conduct a vote of homeowners before we proceed with pool project
 - Russel will notify the neighborhood on the voting criteria (majority wins, 2/3rds, 75%, etc).

9:51pm Randy made a motion to adjourn the meeting, seconded by Courtney.

Letter from the board sent to all neighbors several days after meeting

First we had a tremendous turn out with 93 people attending(67 Homes). This is the largest group we have had for many years. Thank you to all that attended. Those who could not attend we hope to see you next year.

The meeting began just after 7:00 due to many people signing in. We reviewed many items for updating:

We had 3 board member positions to vote on, they were the vice president, member at large and the secretary. We had 2 volunteers for Vice president, 2 for member at large and 1 for secretary.

Vice President

Courtney Cedik

Lloyd Cobble

Member At Large

Randy Clipson

Rich Brown

Secretary

Robin Stickler

The ballots were counted over the weekend and below are the results:

Attendance (by signatures): 67 homes

Ballots (turned in): 66

Ballot Results:

Vice President	Member At Large	Secretary
Courtney 34	Randy 38	Robin 63

Lloyd 31	Rich 25	3 no answer
1 no answer	2 no answer	
	1 marked both candidates	

Subcommittees:

7 blank - all

26 No - all

33 Yes - at least 1

Remarks written on ballots:

Any by-laws prohibiting multiple members at large?

Dan Suer-Landscape Chairperson- reviewed the landscape plans for this fall and next year. Some highlights are several trees around the pool will be removed and we will be adding additional years next year.

Russell DeJarnatt-President- reviewed neighborhood concerns and updates. Some highlights are:

Letter to all residence about modification form for any exterior work. Any form not adhering to covenant will be reviewed and decided by the board, not just the modification chair

Credit Structure for neighborhood participation, 1 credit per 6 months.

Delinquent strategy:

Once unpaid balance is over \$500 lien is placed on title

Once unpaid balance is over \$1000 legal action begins

Sub committees or Volunteer Groups for 2017:

Communication Subcommittee

Delivery Subcommittee, Covenant Review Subcommittee, By Law Review Subcommittee

Volunteer Groups

Pool Closing Duty

Social Activities

Matt Krupnick-Treasurer- Report on the neighborhood financials

1. 2016 we are under budget total for the year some were over budget and many were under budget.
2. Investments are continuing to grow slow and they will come due next year.
3. Presented the budget for 2017. Highlights are below:
 - a) Several accounts we have added money to complete some needed pool repairs. These are repairs that will be required to get to use the pool in 2017
 - b) The capital budget has not been funded as we should fund to address capital budget expenses. Due to the requirement to fund the capital portion of the budget the dues for 2017 will be impacted.
4. The entire budget will be on Welbourne Manor website for review.

Charles Helmes-Pool Replacement Sub Committee Spokesperson- Reported on the status of the pool replacement and this presentation is on Welbourne Manor website for review.

Meeting Open Discussion:

We had many neighbors that came to the microphone and spoke about the pool replacement project. Several were in favor of the pool replacement, many were against the pool replacement, and many wanted more details and a clearer understanding. Due to all of these sentiments the board had a discussion and came to the following agreement to build better neighborly relations.

They are:

1. The board will authorize the continuous with all the engineering activity to develop the design and accurate costs for the pool project. This information will be communicated to all 140 residents.
2. The board will insure the capital budget is appropriate for next year.
3. The board will conduct a vote of all 140 residents no later than June 1, 2016. We will have all the pool project information described in item 1 above to each resident 2 weeks before this vote is conducted. This will be a yes or no vote. If yes the project will proceed, if a no the project will stop.