

Westwood Farms HOA  
Annual Meeting Minutes – 1.24.18

- 6:30pm Sign-in begins
- 7:03pm Meeting called to order by Jim Carbone
- 7:04pm Proof of Notice of Meeting at provided by Dave lammarino
- 7:05pm Cameron Ryba, Superintendent Strongsville City Schools, presented to group on the state of the school district, financials, and what sets SCS apart
- 7:24pm Introduction of Trustees
- 7:26pm Reading of minutes from the preceding meeting by Brian Jungeberg
- 7:27pm Election of Inspectors and Members to the Board Postponed due to lack of quorum
- 7:28pm Report of Officers & Committees
- 7:28pm – Landscape & Pond Report – Jim Carbone
- 2018 Plan to review all entrances
    - Prospect entrance has water & tree issues
    - S. Churchill has no water at all
    - Westwood has growth issues
    - Clubhouse has old, dying trees
  - Will remove dead trees in spring 2018
  - Fence at ballfield to be repaired and a replacement priced out
  - Tennis court fence replacement to be priced out
  - Ponds
    - In good health but keeping an eye on silt levels
    - Crack in overflow to be inspected
    - Shagbark pond likely to be next for dredging
    - Cattail control in 2017
    - Idea of wetlands mitigation to allow Country Way pond to be enlarged will be discussed with city, sewer dept, & Army Corp.
- 7:40pm – Pool Report – Mark Ridel
- Successful 2017 season
  - Will replace heater in 2018 (already started this)
  - Metro will manage through 2018 season, RFP to go out this year
  - Filter sand being replaced
  - Leak testing ongoing with Metro
  - 4 tables were purchased in 2017 for pool deck use, along with umbrellas
- 7:43pm – Clubhouse Report – Dave lammarino
- 2017 work to clubhouse included:
    - New Windows
    - New Roof
    - Drywall & Paint
    - New hand dryers in restrooms
    - Showers all repaired and operational/accessible
    - Swingset repaired
    - Door threshold repaired
    - Carpet repaired and deep cleaned
    - Parking lot patched
    - TV & Internet added
    - Cleaning service monthly
  - 2017 Rental Report

- Remind about tape usage in clubhouse
- 7:49pm – Financial Report – Tom Lang
- Upgrade to accounting software:
  - Expanded format of financials
  - Invoicing capability
- Dues Collection process revised and strengthened
- 2016 Financial Review by Kiplinger – Good Report
- 2018 Budget Presented
  - Large expenses explained
    - Access Control Project
    - Bylaws Project
- Recording Secretary Search has begun
- 8:05pm – Tennis Court Committee Report – Dave Iammarino
- No work to be done on courts in 2018

8:06pm

#### New Business

- Q&A from Residents
  - Sidewalk issue on Westwood & Country Way needs addressed
  - Election of trustees TBD pending quorum
  - Verified pavers on Prospect entrance removed and then cement replaced them
  - Bylaws to be rewritten and do allow for 5 year proxy
    - Suggestion for provide on fees non-payment
  - Pool Deck
    - Starting block repair needed
    - Pool management RFP encouraged
  - Would we ever maintain pool as HOA? No.
  - Irene Iammarino volunteered to join ARB committee
  - Landscape Bid/RFP Process question clarified and explained
    - Schonhut was selected, Carbone & Jungeberg recused themselves when trustees voted
    - Kaman & Cusimano wrote contract
    - Significant savings should be realized
  - Sidewalk issue on Horseshoe needs addressed
  - Stop sign not visible at Country Way & Westwood
  - Pond trash clean-up needs to be on-going

8:31pm

#### Reminders to Residents

- No dumping in common areas
- Post lamp lights need to be operational
- Street repairs – let us know
- Home exterior maintenance

8:34pm

Meeting Adjourned