

## HOA Annual Meeting Minutes – January 18, 2021

### Attendance – 40 residents

- I. Call Meeting to Order – Brian Jungeberg at 7:03 pm.
- II. Proof of meeting notice was sent via email, Facebook, website
- III. Reading of Minutes – Brian Jungeberg announced that minutes are posted on the web site and copies were available at the meeting.
- IV. Reports of Officers –
  - a. Kris Jones – Pool Swim Team / Geese Control
    - i. He is helping with the Swim Team. We had a shorter season in 2021 due to covid but still a great season.
    - ii. Geese Control – We have contracted a third party to assist with geese control. It has been a great success. We will continue the service in 2022.
  - b. Brian Jungeberg – President
    - i. Pool – our biggest issue in 2021 was staffing. It lead us to look at all we do and how we do it. We have put together a pool committee of four residents that will help us oversee the pool, procedures, operations, and equipment.
    - ii. Clubhouse – Rentals were strong in 2021 and already booking for 2022. It helps with revenue generation. In 2022, we will complete some clean up and overall maintenance in the clubhouse.
  - c. Sarah Polo – Secretary
    - i. Sarah discussed further the pool committee. The four residents include Phil Maenza who oversees and maintains multiple Cleveland City pools. He will review the pool equipment, determine what needs to be fixed or replaced. He will be visiting the pool over the summer to ensure all equipment and pool are maintained and in working order. Curt Bissell will oversee the pool guards and ensure processes and procedures are being followed. Liz Adkins will be the director of swim team and communicate any daily issues to the committee. Sarah Polo will oversee the committee and act as the liaison between the committee and Metropolitan Pools.
  - d. Tom Lang – Treasurer
    - i. 2021 rental income was \$6,400.
    - ii. We are still trying to collect on two homes from 2021 but with due diligence and legal actions we have been able to collect from all homes except for .5%.
    - iii. Expenses were where we thought, knowing we would be at a loss for the tennis courts.
    - iv. We were on budget or below for all efforts.
    - v. We raised dues to \$550 which is our first increase in 10 years. It is necessary as prices go up, more things need repaired / replaced and to build back our reserve.
  - e. Jim Carbone – Landscaping
    - i. Brian Jungeberg provided the report on Jim’s behalf. We have completed tree removal and will continue to do so as the development ages.
    - ii. Other topics of discussion for this year –

1. putting something more substantial at the end of the parking lot, i.e. boulders, to keep cars from driving over the green space.
2. Green Space on Coopers Run and Steeplechase area – we would like to make it a better field, it is a large spend that won't happen this year, but we will continue to review.

V. Unfinished Business – Bylaws

- a. We have been attempting to rewrite the bylaws. The committee of 20 residents revised from the initial draft. We took all their changes and created a revised draft. We now need to circulate that to the residents in hopes that we can get 75% approval. The bylaws would provide the residents with more protection.
- b. **Action Item: Brian Jungeberg will post the revised draft of the Bylaws prior to a full mailing to the residents.**

VI. New Business – The meeting was open for questions via the online chat or in person.

- a. Noted to Please clear the sidewalks so kids can get to the bus stops.
- b. Question: What about renters, how do we contact them to clear their snow? Answer – we communicate only to owners. It is the responsibility of the homeowner to share the information with the renter.
- c. Suggestion: Purchase a automatic pool vacuum for the pool. Phil Maenza of the Pool Committee shared that giving the teenage lifeguards any equipment will only break.
- d. Pool discussion – complaints, issues, etc. All was noted by Sarah Polo and will be shared with Metropolitan pools. **ACTION: Brian Jungeberg will create a pool committee email address. Sarah Polo will share this with residents so all questions / complaints can be directed to the committee.**
- e. Suggestion: Zoom is great for meeting attendance. It's hard when you have half and half. Part of what the new bylaws would allow would be fully virtual.

VII. Adjournment - Motion to Adjourn – Brian Jungeberg, Tom Lang seconded.