

**MINUTES OF THE ORGANIZATIONAL MEETING
OF CENTERBURG MEADOWS HOMEOWNERS
ASSOCIATION, INC.
HELD January 18, 2024 -6:00 p.m.**

Trustees: Brandon Smith and Ron Dennis, present; Nathan Goettemoeller, absent due to illness
Attorneys: Cynthia Cunningham and Korey Kidwell
Homeowners present: Christine Meyer, Beverly Thomas, Per Christensen, Ed and Elle Fink, Kelly Sinclair and Tim Shanor, Lisa Gibson, Candace Dingess, David Kelly, Ron and Sally Dennis and Brandon Smith

The Organizational Meeting of the Centerburg Meadows Homeowners Association, Inc. (HOA), was held on January 18, 2024 as required in the bylaws to be within the first quarter of the year. The meeting location was Centerburg Town Hall, 49 ½ Main Street, Centerburg, Ohio 43011. Notice was sent to all homeowners at least thirty days prior to the meeting as required along with the minutes of the previous meeting held on October 18, 2023.

Ten of the seventy-two homeowners were represented at the meeting. In order to approve anything brought up for a vote during the meeting, a quorum of eighteen homeowners must be represented. Therefore, the meeting minutes of October 18, 2023 were tabled until the next HOA meeting.

Call to Order was conducted by Brandon Smith at 6:04 p.m.

Brandon wanted to thank the previous board members, Trish Smith and Travis Schindley for their work done in 2023 on behalf of the Centerburg Meadows Homeowners Association.

Old Business:

The minutes of the previous meeting held on October 18, 2023 were not able to be approved since a quorum was not present. They will be tabled until the next meeting. If you would like a copy of those minutes, please send an email request to cburgmeadowshoa@gmail.com.

The 2023 Treasurer's Report was presented but was unable to be approved due to not meeting the quorum. It was passed around for review. Total income generated for 2023 was \$7,770.00 and the expenses incurred were \$7,250.32. If you would like a copy of the 2023 Treasurer's Report, send an email request to cburgmeadowshoa@gmail.com.

New Business:

The pond maintenance and ground keeping appearance was the major expense for 2023. In order to keep the cost of the pond down, the Board secured a free service to correct the muskrat problem rather than use an expensive pest control service. A recreational trapper laid traps and caught eleven muskrats for their pelts. He felt he did get them all but agreed to return during next season if necessary or charge a small fee if out of season.

The Board is obtaining quotes for groundskeepers for the 2024 maintenance season on the pond. One quote has already been received and they would like at least two more. Per Christensen

suggested an expert on ponds that was used at a location in Johnstown where he is a member. He will give his name and contact information to Brandon. Other suggestions from homeowners on companies that would be interested in lawn and pond maintenance would be appreciated by the Board.

Entrances upkeep for Centerburg Meadows continues to be an expense to the HOA and has not been satisfactory to those in attendance. Board member Nathan Goettemoeller has discussed with the Centerburg High School horticulture teacher about the FFA club at the high school taking on our entrances as their project. The only fees would be materials. This looks like a viable solution.

HOA dues for the first half of 2024 is due February 28, 2024 of \$60.00 or payment can be made for the entire 2024 year of \$120.00. The late fees of \$25.00 will be incurred every payment that is late, even the payments that were not made in 2023.

The Board wants to be transparent in communication to the homeowners. One way that was suggested was to have signs located at both entrances announcing meeting, dues dates, etc. They will continue to look into what to erect once the grounds are being maintained at the entrances.

Questions/Discussions from the Homeowners:

1. Pond leakage?
To the best of the Board's knowledge, the builder repaired this issue prior to turning the pond over to the HOA.
2. Electrical box location?
Ed Fink informed the Board it is located between 34 and 36 Waters Edge Lane.
3. Pond Aeration
Pond aeration would greatly improve the algae problem, however it is very expensive. The muskrats have eaten through the electrical lines so now that the electrical box location has been found and muskrats removed, the Board will obtain pricing information to install.
4. Percentage of homeowners not in compliance with paying dues
35-40%
5. How can we collect dues from homeowners that are delinquent?
 - a. Lawyers' response: HOA could put a lien on the property if not paid. This is a problem for County as well on delinquent property taxes. The county's threshold is between \$4,000-\$5,000 delinquent, they put a lien on the property. The HOA could request attorney fees, court costs or 18% per annum from the delinquent homeowner. The lien on the property stays with the land, so if unpaid HOA dues are not paid and the land is sold, it is up to the buyers or sellers to agree on how it can be caught up. It costs the buyers to pay a premium of \$175 to change the

property and back fees. The realtor and title company representing the sale of the property will need to figure out who is going to pay the HOA delinquent fees.

- b. Board Member Ron Dennis is willing to walk the neighborhood and knock on doors to discuss the HOA fees with those that are delinquent. The HOA is limited to what we can do without every homeowner's participation.
6. Tim Shanor wondered about improving the appearance of the neighborhood if the dues were increased?
As of right now, the entrances and the pond are our expenses and they are being met. The Board hopes that by securing the FFA to do the entrances and obtaining reasonable quotes for the pond to clean up the water issues, someday we will be able to purchase an aerator for the pond.
 7. Tim Shanor also discussed the need for street lights and the danger it presents by not having them installed.
 - a. Christine Meyer discussed the expense that the city recently discussed at their meeting to install twelve new lamp posts. Even obtaining a grant, it is very expensive.
 - b. The Board will survey the neighborhood to see if we have a grant writer within.
 - c. Knox County Area Development Foundation will be contacted to see if they can assist us in obtaining a grant for street lights. Christine Meyer will provide a contact.
 - d. Not sure if the infrastructure is in place for street lights due to many homes having back yard electrical easements.
 - e. We would need to have the electric company experts come mark the land for utility lines.
 8. Kelly Sinclair would like to obtain a lighted entrance to Centerburg Meadows. That would be an improvement that may be able to secure with solar lighting.
 9. Board Member Ron Dennis checked with the lawyers present regarding his home being in a trust and his Board participation. The lawyers checked and he will be able to vote by his proxy giving him rights but he cannot be on the Board or hold an office for the HOA. Therefore, an open Board position will be available moving forward.
 10. Proxy forms for those homeowners that have their homes in trusts will be available in the next mailing for future meetings. Also those homeowners that are unable to attend can send their signed proxy voting rights over to a neighbor that will be attending the meetings.
 11. The requirement of one annual meeting for 2024 has been fulfilled. Future HOA meeting will be announced. Requests were to hold HOA meeting quarterly or twice per year.

Meeting was adjourned at 6:41 p.m.