

2010 Annual Meeting of Pine Lakes Residential Community Inc.

Meeting called to order on Sunday January 17 at 14:06. In attendance were Pat Schuette, Jim Spuhler, Louise Ullrich, Joe Kluha, Ron Brown, Rick Moscarino, Matt Bernard, 3 guests, Mike Daymut, Scott Goldberg and Paul Lipovits, and several homeowners. There were a total of 34 people in attendance.

Louise went over the financial state of the community, including cost associated with repairing the path by the large pond, No dues increase this year and possibly starting the repair of the gravel path this year.

Jim spoke about the grass cutting of the retention basins. The diseases with the Scotch pine trees look to be slowing. Moscarino bid was approved by the board for lawn care for 3 years starting in 2010. Common ground deeded to the Parent community from the Custer home community will be added to the lawn maintenance schedule beginning in 2010. The city sends copies of all permit requests to the association to process and review. Contact a trustee if a tree falls on your property or in a common area. Question from homeowner was "Who is responsible for the snow plows scalping the lawns?" Mike Daymut spoke up and states in the spring if the homeowner contacts the city they will come out and repair the damaged lawns.

Ron reviewed the maintenance list of repairs for 2009 including the path, park benches, repairing the picket fence. On the agenda for 2010 is replacing 40 to 60 ft. of the 2 entrances of the gravel path with blacktop for an approximate cost of 5 to 6 thousand dollars (remainder of the path to be re-graveled) and replacing the bridge by the large pond. Question from homeowner: "Does the community support the clubhouse?" No, the clubhouse is self-funding from the rentals.

Joe spoke about the website and links in our website. The emailed newsletter and emergency updates in the email ie: lost pets and burglaries. Clubhouse rental schedule and contact info, reduced cost of sending the email compared to sending paper newsletter and paying postage.

Pat began describing the problems with vandalism in our community. Examples are the 3 windows being shot out with pellet gun, common lawns being turfed, broken benches, broken boards up at the pavilion, graffiti on newly painted benches, swing seat stolen, broken fence pickets, electrical box at large pond being tampered with. It took \$1,300 to repair damages last year. We all need to be more aware of what is going on in our community.

Littering is also a cause of concern. If you see littering please contact the PD. Homeowner states he calls the city and they come out and clean up the trash in the street. Homeowner asked if people can be kicked out of the community for littering. People cannot be kicked out but they can be prosecuted.

Talk of cameras being installed on the clubhouse to help with prosecuting people and recovering cost associated with damages. They are attached to a dvr service that records and can be used as evidence. They are tamper resistant and are heavy duty.

Concerns over dirt bikes and snowmobiles in the undeveloped areas. Pat advised that if you see this contact the PD.

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Rick spoke about our sponsored activities throughout the year. Easter egg hunt, July 4th parade and new ideas for golf outings and other events were mentioned.

Election held for Pat and Jim. Election was opened to the floor for any volunteers with no one coming forward. Motion for vote from Louise seconded by Rick. Vote was unanimous. All are in favor for re-election.

Floor yielded to Mike Daymut. He spoke of resources available on the cities web site. The possible sound wall along the turnpike, the Whitney & Pearl road project with the possibility of Sheets moving in there and the possibly of a road connecting Lowes and Wal-Mart. Avoid Pearl / Shurmer and West 130th / Royalton until construction is completed. Mike explains how the city was able to pay for the new police stations considering the state of the economy. The city refinanced current outstanding loans and applied that money to the new police station.

Concerns of shrubbery on Burlwood / West 130th blocking your view and possibly causing a accident. Mike states he will look into the city possibly getting involved.

Mike speaks about the possibility of the new sewer charges and how it is unfair to the citizens of Strongsville.

Floor turned over to Scott Goldberg. Scott reviews the 2009 annual financial report for the Reserves at Pine Lakes Village. Possible projects for 2010 are raising the mound by the turnpike, re-grading the retention basin was undertaken and completed in 2009. Depending on this winters snow removal costs mulching of the individual homeowners front and possibly the back yards could take place in 2010. Concerns over use of cheap mulch, homeowner states the mulch they used last time was cheap and lost its color during the first rain. Scott addressed the concern with the question of cost verses quality. He will look into using different mulch but the cost might be higher. There is also a concern over the chemicals in the mulch, Scott states he will look into the chemicals used and get back to the homeowner. He states they will begin building a new model this spring.

Floor turned over to Paul Lipovits the developer with a quick update. The developer takes care of all current grounds fees. They currently have 11 homes out of 27 lots in phase 1 of Pine Lakes Crossing II.

Jim has question for Mike Daymut. Question "Is the city going to address the problem with the I-71 and 82 traffic congestion". Mike states the city would like to put an additional interchange at Boston Road but funds aren't currently available. In addition this location is the boundary between Strongsville & Brunswick, Cuyahoga & Medina Counties and 2 different ODOT districts.

Questions opened to all in attendance.

Homeowner asked if we could change the time of the annual meeting to make it more convenient. Pat states he would love to increase attendance and is always open to ideas on how to do so.

Meeting adjourned @ 3:53