

**Pine Lakes Residential Community Inc.**

**2011 Annual Meeting Minutes**

**Sunday, January 16, 2010 at 2:00 PM Pine Lakes Clubhouse**

- 1) Annual meeting called to order by Pat Schuette at 2:01pm.
- 2) Introduction of Pine Lakes Trustees, responsibilities and invited guests - Pat Schuette
- 3) Treasurers report by Louise Ullrich at 2:12pm.
  - a) Report shows a loss for 2010 because of the paving project of the walkways.
  - b) Only one home owner did not pay dues for 2010.
  - c) Our Biggest expense is lawn maintenance and mulching.
  - d) Clubhouse is self sustaining and dues do not go to paying for the clubhouse . It is paid for by rentals. Refrigerator and stove were replaced in 2010. Clubhouse had a gain of \$258 for 2010.
    - i) Question from homeowner: Asked about special projects account and what that money is for. Louise replied the bridge by the large pond needs to be replaced. Security cameras and lights are some things that the special projects account go for. Tennis courts will need attention at some point in time. Pat spoke to the fact that money is intended for replacement and repair of all items in the community. Question from homeowner: How can you determine the life expectancy of those items? A list is being compiled of all structures and equipment and we will get help in calculating the life expectancy and replacement cost.
  - e) Jim reviews law about reserve accounts 10% of our budget needs to be put into a reverse.
- 4) Landscaping report by Jim Spuhler at 2:23pm
  - a) We are into our 2 out of 3 years of our landscaping contact.
  - b) In 2010 we took over the cluster homes lawn care and maintenance.
  - c) This year there has been a large number of dead trees removed. All ash trees are being invaded by a bug and will die in the near future.
  - d) The fountain in the large pond is in storage for the winter. In the summer the ponds are treated every other week to help control algae. There is no walking or ice skating on the ponds during the winter and fishing is allowed by adult supervision only.
  - e) With all the trees that we had to cut down the trustees are looking into a tree replacement program.

- f) We as a community have had a problem with people dumping yard waste on common property. There is to be NO DUMMPING on common property at any time.
    - i) Cluster homeowners state Mattes is dumping grass clippings. Scott Goldberg states he will address situation with Mattes and get it cleaned up. The clusters have two lawn care companies. Moscarino takes care of the community property and Matis cuts the individual homes. Homeowners ask if Moscarino can come after 8 in the morning. Jim will ask them about cutting after 0800. Both Mattes and Moscarino need to work together on the cutting areas so we don't have areas not getting the proper care they need.
  - g) In the clusters snow removal is handled by Mattes. Homeowners state that they are tearing up their lawns and not repairing the damaged areas in the spring. 14241 Pine brook and the Pine brook oval parking area is an issue where snow removal need to be addressed. In the common area spots people are parking there for weeks on end, those same spots are not being plowed. Jim will have to check into this issue and be addressed. He will talk to Scott after the meeting.
- 5) Maintenance report for 2010 by Ron Brown at 2:40pm.
- a) The gravel path entrance ways were paved last year.
  - b) Parking lot lights and security cameras for the clubhouse were installed.
  - c) A fire proof safe was purchased for all our documents .
  - d) Clubhouse repairs:
    - i) Trustees repaired a few tables and chairs, women's bathroom toilet fill value was replaced. The refrigerator and stove were replaced. We installed and removed speed bumps in the clubhouse drive and the closet racks we reinforced.
  - e) Maintenance list for 2011 so far:
    - i) The tennis courts will need attention in the next year or so because of cracking and water drainage.
    - ii) Possibly extend the paving we did in 2010 to the gravel paths and/or replace gravel where need be.
    - iii) The spigots on outside of clubhouse need to be replaced and the men's and women's boards need to be replaced.
    - iv) Homeowner asked what year the clubhouse was built. It was built in 2000 or 2001 and most maintenance is done by the trustees.
- 6) Website report by Joe Kluha at 2:47pm.
- a) The web site is to provide information to homeowners. Please sign up for emailed information on our homepage at <http://www.pine-lakes.org/>

- i) We can send you info by email instead of snail mail. Plus it saves the community postage.
- ii) In the past few months we sent out break in notices with information from the Strongsville Police Chief himself. We can send out emails with important timely information right away and keep you informed. We have had people ask us to send out emails looking for their lost pets. Maps are also posted on the web and other information about our community. The clubhouse calendar is listed on the web and rental instructions. Links to the City of Strongsville and a list of ordinances for the city. As of right now 50% of residents are signed up. Your email address is never shared with anyone.

7) Community activities report by Matt Bernard 2:55pm.

- a) We have many activities throughout the year in our community. The first is our annual Easter egg hunt for the kids. Second is our annual 4th of July parade. Keep an eye on your newsletters regarding our community activities.
- b) We recently have contracted with Center towing to handle our clubhouse overnight parking. There is no overnight parking at the clubhouse and any vehicle left there after 12 midnight may be towed at owner's expense. Signs are posted with contact information.
- c) We also offer a cleaning service for the clubhouse. At the time of reservation for your rental let us know that you would like the cleaning service and we will arrange it for you. The cost of the service is \$100 and all you have to do the day of your rental is take your trash and your leftovers and you are done.
- d) This year we have a new welcome letter designed for new homeowners.

8) Before the floor is turned over to Mike Daymut, Pat states that homeowners do not need to wait for the annual meeting to have issues throughout the year addressed. Just call a trustee and we can address the issue right away.

- a) The vandalism issue for the clubhouse has been much better now because of parking lot lighting and security cameras.
- b) Homeowner brings up a issue he is having with a dog barking nonstop. We ask for issues like this to be addressed by the police. They enforce the law not the trustee's.

9) Mike Daymut 3:02pm.

- a) Mike speaks about burglaries in the ward. Policed are on special patrols and you can find tips on the Strongsville's web site on how to protect yourself.
- b) Tree removal by the city. They will not cut the trees down, the homeowner has to bring wood to the curb and the city will remove.

- c) Dog issues, very difficult situation. Call the animal warden leave him a message 24/7.
- d) Turnpike noise. The study on how to best eliminate noise is done. Unfortunately with the change in the states administration we are on hold with funding issues.
- e) Road repairs are in the works with bonding issues to cover the costs. In the works is a road to connect Walmart and Lowes but nothing certain right now .
- f) People with all electric homes, there is a town hall meeting scheduled. Check the Cities website for info.
- g) Gas wells are popping up everywhere these days. They are regulated by State of Ohio. His personal opinion is they are not safe and he is not in favor of them. He will do his best to prevent any wells of this nature on City owned property. The well on Webster behind the church is a dry well.
- h) Regarding the water rate issue with the sewer dept. Strongsville is in the process of sewing them.
- i) Coyotes have been sighted in Strongsville and they are on a 3 month roaming cycle. Watch out for your small dogs and cats and don't feed the coyotes. There has also been a sighting of a bob cat in the area. They usually don't bother humans.
- j) Solicitors in Strongsville need to have a badge and if they don't call the police.
- k) Summer watering problem, water department is a total mess. In 1993 Strongsville started the summer sprinkling program. Mike thinks they will have it all straightened before this summer but he is not sure.
- l) Turnpike speed limit is going up in April. Homeowner wants to know if the walls can go up any sooner. Mike says we are in a hold pattern right now to find out on the funding.
- m) Is there a plan for the over population of deer. Metro parks have a clearing two times a year.

10) Scott Goldberg speaks regarding the cluster association at 3:29pm.

- a) Cluster association is in its 5th year now.
- b) 2010 financial review: 1 homeowner is delinquent. There is no need to raise dues at this time.
- c) Perhaps in 2012 they will mulch again. Mattes charges per plow.
- d) There are 33 members right now. The new spec house is now open. 21 lots available to be built on right now.
- e) Question: Homeowner wants to know about cutting the field grass, can they cut it more often? Reply: They cut it as often as need be.

11) Dues increase discussion and vote: 3:44 pm.

- a) 5 yr budget review. There has been 1 increase since 2004. The 2010 operating budget will not be able to cover our expenses for 2011. The 5 yr budget with increases shows a

\$10 increase for this year and \$5 increase per yr after that. We do not need to raise dues next year this is just a projection right now. We are required to have a reserve account by law. The cost of everything is going up. We had to dip into our reserve account this past year to cover our cost.

- i) Question: How many homes are there in our community? There are 493 home.
- ii) Homeowner states our biggest expenses are tree removal, replacement and lawn care. His concern is what about a year that very few trees need to be cut down. Where does that extra money go? It goes into the reserve account.
- b) Motion to vote on raising dues from \$160 to \$170 by (Ronald Dieckman) seconded by (Joe Ranallo).
- c) Motion passed.
- d) Ballots handed out one per household. Collected and counted.
- e) Dues issue passed.

12) Trustee election at 4:02pm.

- a) Up for re-election are Matt Bernard, Ron Brown and Joe Kl uha.
- b) Offered to all homeowners that have attended the meeting with no volunteers.
- c) Motion to forgo election by Jim Martin seconded by Joe Ranallo. No vote needed.

13) Question and answer at 4:03pm.

- a) Question: Why do we need to vote on raising the dues if it is required by law? Our bylaws require us to vote on it as a community.
- b) Question: Why don't we change the annual meeting time better time. We will take that into consideration next year.
- c) Suggestion: Maybe splitting meetings into clusters and regular homeowners meeting next year. Will take that into consideration.

14) Adjournment at 4:13pm.

- a) Motion to adjourn by Leonard Mascia seconded by Ronald Dieckman.
- b) All in favor. Unanimous