

## **Pine Lakes Annual Meeting Minutes January 20, 2008**

Pine Lakes President, Patrick Schuette, who introduced the other 5 attending Board members, Louise Ullrich, Jim Spuhler, Ron Brown, Joe Kluha, and Joseph Ranallo, called the Meeting to order at 2:00 P.M. Kathy Zamrzla did not attend. Total attendance was 33, which included 4 guests, Joe and Paul Lipovits, Scott Goldberg and Mike Daymut.

Louise Ullrich gave the Treasurer's Report. The Annual Dues will remain at \$150.00. The last increase was in 2004. **There will be a late fee of \$20.00 per month if payment is not received by March 1<sup>st</sup>** unless alternate payment arrangements have been made. An inventory of structures, paths, playground equipment, and other items that need repair or replacement will be made and their replacement cost will be estimated so that we can be sure our Reserve Account is sufficient to handle the cost.

Jim Spuhler advised that the Landscaping cost included the replacement of 16 Scotch Pine trees in 2007 and the replacement of several Scotch Pines that died in 2006 but were not replaced until 2007. A blight is affecting these trees and nothing can be done except replace them when they die. We also had to replace some shrubs by the entrance signs by 130<sup>th</sup> and Burlwood, and by Albion and Forestview. Several trees were also removed due to wind damage and the fact that some just died from other reasons.

Ron Brown reviewed the maintenance projects completed by the Trustees and outside sources. Many of the minor projects were completed by the Trustees such as installing new garbage cans, repositioning the park benches by the large lake and the Tennis Courts, installing new signs, repairing vandalism at the large pavilion (A reward is being offered to anyone who can give information as to who is responsible for the damage.) and general clean-up of the area. Other projects done by outside sources included replacement of the blinds at the Clubhouse, repair of the door locks at the Clubhouse, repainting of the Tennis Court, installation of a French Drain by the play area off the paved path, and the start of the repaving of the paved path. Projects for next year include the finishing of the paved path and the replacement of the footbridge by the lake off the paved path.

Joe Kluha updated everyone on the Website. As we are not registered with any search engines such as Google or Yahoo, to access the Website you must type in the URL pine-lakes.org. The Website is for the use of the Pine Lakes Homeowners and includes information about the Clubhouse such as dates available for rental, a map on how to get to the Clubhouse which can be printed up and sent to your guests with your invitation, instructions on how to rent the Clubhouse, pictures of the Development and the latest community activity, plus the Deed Restrictions and By-Laws. Suggestions as to what else you would like to see on the Website are welcome. Also any links that you think would be useful can be considered for inclusion.

Joe Ranallo reported that the Clubhouse was down for the year 2007 from the rentals in 2006. He reminded us of all the occasions that the Clubhouse would come in handy for such as Birthday Parties, Baby and Wedding Showers, Family Outings, and other parties

that are too large to be held at home. The TV makes it a great place for football and baseball fans to hold a party and watch the game. The Clubhouse can handle between 80 and 150 people.

Elections were held for the three positions up for renewal. As all three Trustees were again running and Katy Zamrzla wished to resign with one year left on her term it was decided that the one additional person running, Jim Martin would take Kathy's place for the one remaining year and Joseph Ranallo, Ron Brown, and Joe Kluha would have their term renewed for 3 years. This will give Jim Martin a chance to see what the job entails for the year and he would be up for re-election along with Louise Ullrich next year. There were no objections to this decision.

The floor was open for questions. It was suggested that an Open House be held for the Clubhouse so residents could tour the facility, which might lead to additional rentals. It was also suggested that all mailings be addressed to the resident or current resident to avoid mail being forwarded to people who have moved. The database will be checked to see if that is possible. It was suggested that a Park Bench be installed in the play area by the Clubhouse. It was also suggested that the Parking Lot by the Clubhouse be expanded which will be looked into. Mike Daymut will look into the speeding problem at the Reserve.

Scott Goldberg announced that out of the total 55 lots for the first three phases of Pine Lakes Reserve 29 had homes that were occupied, 2 Spec homes and 1 model home were for sale with 22 lots were not spoken for. There were only 2 homes sold in 2007. The Cluster Home Dues of \$95.00 per month, billed quarterly go for mulching the beds, lawn maintenance, and snow removal of the Cluster Homes. Currently these dues are being billed by Saks & Goldberg.

Joe Lipovits reported that out of the 27 lots in his current phase, 10 have homes that are occupied and 1 house is under construction.

Mike Daymut, Ward One Councilman, gave an update on the Turnpike noise that increased due to a third lane being added with a concrete medium strip. A 4 Community Task Force of Berea, North Royalton, Strongsville, and Olmsted Falls is working on the problem. The developing of the Whitney and Pearl Road area is moving slowly. The Beverage Store and Motel should be coming down this year. The new developer Timberstone is in the process of getting store commitments. With the addition of the new Fire Station in Ward 4, the Main Station will be closed. With the increase of homes in Strongsville a 5<sup>th</sup> Fire Station is needed. The City is trying to increase Technology and have businesses move into the Industrial Parkway to bring in more tax money. To check what is going on in the City you can tune to Channel 21 or 1640AM on your radio. You can also get information by going to [Strongsville.org](http://Strongsville.org) on your computers.

Meeting was adjourned at 3:40 P.M.