

WOODGATE HOMEOWNERS'S ASSOCIATION, INC.
ANNUAL MEETING MINUTES
OCTOBER 25, 2006

- § **Call to Order:** The meeting was called to order at 7:08 by Barry Barnett of Barnett Management, Inc., the property manager.
- § **Introductions:** Barry Barnett introduced himself, Sue Bender, David Barnett and Andy Horner of Barnett Management, Inc., and Michaelene Pilch, and Tom Gerber of Forest City Land Group.
- § **Proof of Meeting Notice:** The Proof of Meeting Notice was presented as being mailed to all home owners. Members were asked to sign in and a quorum was established.
- § **Approval of Previous Meeting Minutes:** The minutes from the Annual Meeting held on October 5, 2005 were distributed. Tim Dunn made a motion, seconded by Linda Hawrylak to approve the minutes as presented; motion carried.
- § **Financial Report:** The Financial Report for year end 2005 and January through October, 2006 was distributed to all home owners present and Barry Barnett fielded questions and explained to all residents that the Association is still being subsidized by Forest City. It was explained that the Annual Assessment is billed to all builders for the lots that they own. A reserve account will be established as soon as the development can afford to fund one.
- § **Election of Board Members:** Barry Barnett explained that at this point in time, as per the governing documents of Woodgate Homeowners's Association, Inc., the Board should consist of seven (7) Board Members; four (4) for a two (2) year term and three (3) for a one (1) year term. At this point in time, the Association is being turned over to the homeowners and six positions are open as Louise Veverka's term expires in 2007. The floor was opened for nominations: Chris Kippes nominated Don Novak, Brian Dirk nominated Chuck Cvitkovich, Louise Veverka nominated Bob Iler, Brian Dirk nominated David Dirk, Melissa Groves nominated Greg Waffen, Bob Iler nominated Chris Kippes, Melissa Groves nominated Brian Groves, Terry Andrus nominated Mary Walsh DeJesus, Mary Walsh DeJesus nominated Terry Andrus and Jen Silveroli, Cathy Iler nominated Ann Marie Rajnicek. All nominations were accepted. Dan Misiewicz and Tara Biggs volunteered. Bridget Dempsey made a motion, seconded by Tim Gunn to close the nominations. The motion carried. The resident in attendance cast ballots and the results were as follows: Bob Iler, Donald Novak, and Brian Groves were elected for two year terms and Dan Misiewicz, Greg Waffen, and Chuck Cvitkivich were elected for one year terms.
- § **Old Business:**
- § Lighting: It was again explained by Forest City that the Association was forced to install lighting by the county and the township refused to pay which leaves the Association liable for all street lighting costs which are significant and will increase as more of Woodgate Homeowners's Association, Inc. is developed. Louise Veverka suggested the Association ban together and approach the trustees of the township to convince them that the township should pay for the lighting.
- § Signage: Concern was expressed by homeowners over the lack of sufficient stop signs, especially at Maurer and Beatrice. Tom Gerber explained that this past year, the township came in to the development and had signs and striping done to ODOT standards. It was suggested that requests for additional signage be addressed to the Township.
- § Pond Areas: It was explained that the ponds are treated once a month, April through November.

§ **New Business:**

- § Sheds: The Board will investigate the cost of proposing an amendment to the governing documents to allow sheds.
- § Communication: It was the consensus that the Board of Trustees needs to improve communication with the residents. It was suggested that residents check the website which is maintained on a regular basis.
- § Lighting: The Board of Trustees will investigate lighting at the Sprague Road entrance as well as the bushes that seem to hide the sign. It was also suggested that the Board of Trustees investigate the installation of lighting in the Community Center parking lot. The Board of Trustees will investigate the cost.
- § Community Center: It was suggested that a changing table be installed in the men's room. The Board of Trustees will investigate.
- § Lawn Maintenance: It was stated that some of the homes within the development are not being maintained to the standards of the Association, especially some that are for sale or owned by builders. The management company will follow up.
- § Community Web Site: It was suggested that a link to the township website be added to the Community web site. Also, it was suggested that a letter be posted to the website that the residents can download and mail to the Township which voices their concerns and dissatisfaction. The Board of Trustees will follow up. It was also stated that a link to Barnett Management is within the Woodgate Web Site.
- § **Adjournment**: With no further business, Tom Hawrylak made a motion, seconded by all in attendance to adjourn the meeting. The meeting was adjourned at 8:47 PM.

Respectfully submitted,

Sue Bender, Acting Secretary
Woodgate Homeowners's Association, Inc.