

Eaglewood HOA Trustee Meeting

June 15, 2022 6:30PM

Ludwig Residence

Eaglewood HOA Treasurer, Steve Sanderson called the meeting to order at 6:30 pm. Attendees present were Steve Sanderson, Bill Ludwig, Nick Melchert, Kevin Wachowiak, Erin Figmaka, Jessie Wyatt and Nick Esbin.

Homeowner Contact Information

Steve Sanderson opened the meeting by asking Erin Figmaka for an update on gathering homeowner contact information. Erin advised that she had received contact information from several homeowners. Erin forwarded them to Steve Sanderson so the Eaglewood Residence spreadsheet can be updated with the new information.

It was further discussed that the contact information will remain private - it will not be published.

Homeowners Past Dues Collection

Steve Sanderson advised that all except 7 of the 16 homeowners with outstanding dues back on March 22 have been collected after a reminder notice was sent in late April. Steve will send out dues notifications again to the remaining unpaid homeowners in August.

Eaglewood HOA Bank Account Update

Steve advised that the issue of mismatching information between the HOA articles of incorporation and the checking account information has been resolved with Huntington Bank. The final step of the process required that the three signatories for the account (Steve Sanderson, Bill Ludwig and Nick Melchert) meet at Huntington to sign the required paperwork. In getting to that point, the HOA corporation was renewed with the State of Ohio, and a new EIN number was obtained. Bill Ludwig volunteered to be Agent for receipt of notices from the State of Ohio and that is also in place.

Code of Regulations Update

The Code of Regulations was reviewed by an attorney, Jennifer Ramon, with the practice that Eyelene Wachowiak is with to get some questions answered (no cost to the HOA). The attorney was asked if legal assistance is "legally required" in order to make changes to the HOA Code of Regulations. The attorney conveyed that it would be "advisable", but not legally mandatory to make changes. The attorney gave a cost estimate of 10 to 15 hours of work at an estimate of \$1200 to \$1900. The cost estimate to make changes to the Code of Regulations (regarding construction of sheds, etc.) will be communicated to homeowners during the annual HOA meeting in November. In addition, Jennifer answered a few other questions: email cannot be used for formal notices such as dues and annual meeting, and proxy voting must be in writing and not via website voting as we were told another neighborhood had tried.

Trash/Recycling Bins

The issue of some homeowners not storing their trash/recycling bins out of view from streetside was discussed and will be on the agenda at the annual HOA meeting in November. The committee discussed presenting options to homeowners that are within compliance of the Code of Regulations (i.e. storage in garage, or construction of a blocker or blind to hide them from street view. In addition, the topic will be reinforced in correspondences to home owners.

Annual Meeting

The Committee discussed and decided that the annual HOA Meeting will be held in the second week of November. A point of discussion was an increase in dues to meet the increased costs being incurred by Eaglewood HOA. Steve Sanderson

advised that the break even amount would be \$35 annually. It was further discussed that it may be advisable to increase the dues to \$50 for 2023. November 10th, was targeted as the date along with other backup dates in case the 10th does not work.

Directors and Officers Insurance

Steve Sanderson advised that coverage for Directors and Officers of the Eaglewood HOA has been added to the insurance policy, as approved by the trustees in the April meeting. Additional insurance to cover the island is also being added at no additional charge.

Next Meeting

The date for the next Eaglewood HOA Trustee Meeting was set for September 8th at 6:30pm at the Ludwig residence.