

# Eaglewood HOA Annual Meeting

## November 17, 2022 7:00PM

### Sylvania Library

Steve Sanderson called the meeting to order at 7:00 pm. An attendance sheet was passed around for attendees to sign in. Steve distributed the agenda for the meeting to attendees. He gave an overview of the agenda items before going into each.

## Attendance

Steve explained that the attendance would be tallied to determine the number of households in attendance. Households with more than one resident in attendance will only count as one vote for the planned election of new trustees later in the meeting. Steve advised proxy vote forms were mailed out and collected prior to the meeting to ensure that the required simple majority of HOA households (38 of 74 households for a quorum) would be represented to elect new officers. 36 proxy votes delegating their votes to the current trustees were received. The number of households in attendance was 19, 7 of whom had also submitted proxies. Therefor the number of voting households was 48.

## Approval of the March 2022 Meeting Minutes

A motion was put forward by Bill Ludwig to approve the meeting minutes, which received multiple second motions for approval.

## Treasurer's Report

Steve reviewed the HOA financials by providing a spreadsheet showing the HOA expenses for 2022, as well as 2020, 2021 and projected 2023. He pointed out once again, that expenses have increased over previous years. Steve proposed that HOA dues be increased to \$50 to \$60 for 2023, from the long standing \$20 annually. Steve explained the following for the proposed increase amounts:

\$50 – Projects out to an approximate \$1700 balance at the end of 2023.

\$60 – Projects out to an approximate \$2,400 balance at the end of 2023.

Steve suggested that the HOA account should be built back up to an approximate \$3,000 balance from the projected ~\$600 at the end of 2022 to be able to handle any unforeseen expenses that may occur. He also advised that having that balance would allow the HOA to pursue changes to the current HOA Code of Regulations / Deed Restrictions if ever needed, which was estimated to cost approximately \$1,500 to \$2,300 in legal fees.

## Old Business

**UNPAID DUES:** Steve advised that since the March meeting homeowners concerns over unpaid dues has been addressed, and as a result of collection efforts, more than a full year's worth of past dues have been collected.

**UNATTACHED SHEDS:** Steve brought forward the subject of unattached sheds, which was a topic of discussion during the March meeting. He advised that the HOA has not been approached yet with the required number of households to pursue a vote to allow unattached sheds. He further advised that if anyone wants to pursue the matter, either a homeowner, or group of homeowners discuss and define what the restrictions (size/type of construction/etc.) would be

allowed. Steve further reviewed that Deed Restriction Changes require two-thirds vote of all homeowners (50). He further advised, 25% of Eaglewood homeowner's (19) can request a vote for a particular item.

## Election of Trustees

Steve Sanderson advised that with the collection of 36 proxy votes delegated to the current trustees, only two attendees were needed to meet the minimum of 38 households, and that with 19 households in attendance the required quorum is met for a vote on new trustees. Steve put forth a motion to vote on the five residents that volunteered to serve as trustees. The motion received multiple seconds. Those in attendance voted unanimously in the affirmative for the trustees, and the proxy votes were entered in the affirmative to elect the five trustees. Next, Steve advised that Erin Figmaka had volunteered to serve as Eaglewood HOA President and that Lindsay Hesser volunteered to serve as Treasurer. During this discussion, Steve advised attendees that the office of Secretary would be vacant. Kara Osterhout volunteered to serve as a trustee and Secretary and was elected as well. The trustees held a separate meeting after the annual meeting and elected the officers. New officer/trustee positions are listed below:

Erin Figmaka	President
Lindsay Hesser	Treasurer
Kara Osterhout	Secretary
Kevin Wachowiak	Trustee
Jesse Wyatt	Trustee
Bill Ludwig	Trustee

In the subsequent trustee meeting mentioned above, Steve Sanderson advised that the Eaglewood HOA checking account will have to have one or preferably two co-signers added to the account during a meeting at the bank. He will coordinate with Erin, Lindsay and Kara to set up a meeting at Huntington Bank.

## New Business

Additional discussion surfaced a desire of many in attendance to have neighborhood events similar to those in the past. Several people offered help around such events.

## Action Items

Add Co-signers to the Eaglewood HOA checking account  
Complete Annual Meeting Minutes

Steve Sanderson  
Nick Melchert

## Next Meeting

The date for the next Eaglewood HOA Annual Meeting will be held in November 2023, per the HOA Code of Regulations.