

**HICKORY RIDGE HOMEOWNERS' ASSOCIATION, INC.**  
**REGULAR SESSION BOARD OF TRUSTEES MEETING**  
**MINUTES**

**Tuesday, September 14, 2010**

**Open Owners Forum: Ken Gresko** – 9340 HRD attended the meeting to ask the Board to change our documents to allow Sunsetter Awnings over patios. The Board responded that they would take his request under advisement.

Matt & Irene Smith – 700 GLC attended the meeting to give more explanation to the Board regarding the fence they had requested around their patio area. They now are requesting a disability fence and ramp; which would be the same as the existing ramps and fences we now have in the community.

Another item they brought up was to use half of the tennis court for a dog run for the residents. The Board responded that they would take his request under advisement.

**1. Call Meeting to Order:**

Board President, Shirley Mainello, called the meeting to order at 6:47 p.m. at the Recreation Center, 9230 Hickory Ridge Dr., Streetsboro, OH. Board members present were: Shirley Mainello, Sandi Chudzinski, Lisa Jagielo and Ron Good. Larry Cedar from Cedar Property Management was also present. Mike Horvath and Julie Mecone-Omaits joined the meeting later. Susan Smith was absent.

**2. Approve previous meeting minutes:**

- a. Ron Good made a motion to approve the Regular Session Meeting minutes of July 13, 2010. The motion was seconded and approved 4/0. A copy of these minutes with all attachments will be placed on file in the Corporate Record Book.
- b. Lisa Jagielo made a motion to approve the Executive Session Meeting minutes of July 13, 2010. The motion was seconded and approved 4/0. A copy of these minutes with all attachments will be placed on file in the Corporate Record Book.

**3. Treasurer's report – Financials through April 30, 2010**

- a. Lisa Jagielo made a motion to approve the receipts and disbursements through June 30, 2010, subject to year-end review. The motion was seconded and approved 5/0.
- b. Sandi Chudzinski made a motion to approve the receipts and disbursements through July 31, 2010, subject to year-end review. The motion was seconded and approved 5/0.
- c. Ron Good made a motion to approve the receipts and disbursements through August 31, 2010 subject to year -end review. The motion was seconded and approved 5/0.
- d. Arrears and Credits through August 18, 2010 moved to Executive Session
- e. Sales and Transfers through August 30, 2010.  
7/7/10 - 9308 HRD - Gorski to Carol Bowser – \$143,000  
7/21/10 – 690 CWC - F.Kovac to Brandon & Kristen Jusek - \$95,000

**HICKORY RIDGE HOMEOWNERS' ASSOCIATION, INC.  
REGULAR SESSION BOARD OF TRUSTEES MEETING  
MINUTES**

Tuesday, September 14, 2010 – Page 2

**4. Property Manager's Report – Correspondence 7/1/10 through 8/31/10**

- a. The Board reviewed the phone log from 7/1/10 through 8/31/10. There were no questions or concerns.
- b. Correspondence Agenda – The Board reviewed the correspondence from 7/1/10 through 8/31/10. The letters were of a routine nature and Management had replied to all Owners' correspondence in a timely manner. The Board made the following decisions:
  - i. 700 GLC – Smith – A motion was made by Lisa Jagielo to approve the request to install a disability fence and ramp with the same specifications as the existing ones in the community. The motion was seconded and approved 6/0.
  - ii. 9218 HRD – Khan – A motion was made by Lisa Jagielo to approve the quote from Americraft Plumbing to correct the drainage line underground using a perforated corrugated pipe with SDR 34, 4" PVC at a cost of \$660. The motion was seconded and approved 6/0.
  - iii. 9340- Gresko – regarding his request for an awning, after discussion, the Board asked Larry to confer with Kaman & Cusimano regarding the request. Larry will then report back to the Board.

**5. Committee Reports**

- a. Community Action Committee – No report
- b. Beautification Committee - No report
- c. Swimming Pool Operations – No report
- d. Design Review – (was discussed under Property Managers Report)
- e. Website – no report
- f. Newsletter - Next newsletter will be the end of September. The Board decided that residents only could advertise their business in the newsletter.

**6. Unfinished Business**

- a. Discussion – Phone call log. The Board decided they do want the phone log in the meeting packets and asked Larry if he could email the Board the phone log on our off months that we do not have meetings.
- b. Americraft Plumbing cameraed lines at pool and found no breakage or blockage. Their evaluation is a slow leak is being caused by water leaching under concrete from around pool drain pipes (pipes not sealed properly have slow leak) Americraft advised many pools have similar problems and locating exact source of leak is very difficult to determine.
- c. Still waiting for Asphalt Co to evaluate property, should have info by Nov. meeting.

HICKORY RIDGE HOMEOWNERS' ASSOCIATION, INC.  
REGULAR SESSION BOARD OF TRUSTEES MEETING  
MINUTES

Tuesday, September 14, 2010 – Page 3

**7. New Business**

- a. Larry advised the phone would be turned off at the Rec Center until the pool re-opens
- b. Work Order and Proposal Reports through 8/31/10 – no questions or concerns.

**8. Adjournment**

- a. Board President, Shirley Mainello adjourned the meeting at 7:45 p.m.

The Board then went into Executive Session

**Respectfully Submitted,**

  
Secretary

**Approved,**

  
President

11-17-10  
Date