

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

Wednesday, November 17, 2010

Open Owners Forum: No owners in attendance

1. Call Meeting to Order:

Board President, Shirley Mainello, called the meeting to order at 6:32 p.m. at the Recreation Center, 9230 Hickory Ridge Dr., Streetsboro, Oh. Board members present were: Shirley Mainello, Sandi Chudzinski, Lisa Jagielo, Ron Good, Mike Horvath, Julie Mecone-Omaits, Susan Winger and Larry Cedar from Cedar Property Management was also present.

2. Approve previous meeting minutes:

- a. Ron Good made a motion to approve the Regular Session Meeting minutes of September 14, 2010. The motion was seconded and approved 7/0. A copy of these minutes with all attachments will be placed on file in the Corporate Record Book.
- b. Julie Mecone-Omaits made a motion to approve the Executive Session Meeting minutes of September 14, 2010. The motion was seconded and approved 7/0. 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 September 30, 2010, subject to year-end review. The motion was seconded and approved 7/0.
- b. Ron Good made a motion to approve the receipts and disbursements through October 31, 2010, subject to year-end review. The motion was seconded and approved 7/0.
- c. Arrears and Credits through October 31, 2010 were discussed and appropriate measures to be imitated by Management.
- d. Sales and Transfers through October 31, 2010 – none

4. Property Manager's Report –Correspondence 9/1/10 through 10/31/10

- a. The Board reviewed the phone log from 9/1/10 through 10/31/10. There were no questions or concerns.

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

Wednesday, November 17, 2010 – Page 2

- b. Correspondence Agenda – The Board reviewed the correspondence from 9/1/10 through 10/31/10. The letters were of a routine nature and Management had replied to all Owners' correspondence in a timely manner.
 - i. Discussion – lawn damage October 31, 2010 – The Board reviewed the Police Report that was filed. Larry also informed the Board that he had talked with the Police Officer and Kaman's office regarding this matter. After much discussion, the Board decided not to pursue any court action at this time.

5. Committee Reports

- a. Community Action Committee – no report
- b. Beautification Committee - no report
- c. Swimming Pool Operations – No report
- d. Design Review – no report
- e. Website – no report
- f. Newsletter - no report

6. Unfinished Business

- a. Updated Board Roster
- b. A motion was made by Mike Horvath to ratify vote taken 10/6/10 to deny awning request made by 9340 HRD –Gresko, the motion was seconded and approved 7/0.

7. New Business

- a. Larry suggested the Board change banks to US Bank. After the Board read the literature and had a discussion, a motion was made by Susan Winger to change our bank to US Bank, the motion was seconded and approved 7/0.
- b. Larry presented a proposal from Cardinal Asphalt to repair (6) low areas for \$2,800. Since the work cannot be done until Spring, the Board requested Management to obtain a quote from Perrin Asphalt.
- c. Spreadsheet on 2010-2011 Snow Removal bids
- d. Spreadsheet on 2011 Lawn Maintenance bids

Management provided the Board with 6 bids for our 2010-2011 snow removal and 2011 Lawn Maintenance. The Board was in agreement that we should use the same company for snow removal and lawn maintenance. The Board discussed the per push and the seasonal prices and also to have plowing start at 2" instead of the current 3". A motion was made by Ron Good to hire Turfscape, if management can negotiate the price to \$56,000 for lawn maintenance and \$28,000 for snow removal at the seasonal price, not per push and to plow at 2", the motion was seconded and approved 5/2.

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

Wednesday, November 17, 2010 – Page 3

- e. Work Order and Proposal Reports through 10/31/10.
- f. Management presented a spreadsheet with the 2011 budget worksheet for Board to discuss. The Board and Management went through the budget line-item-by-line-item and the Board made the following decisions:

Susan Winger made the motion that for the fiscal/calendar year of 2011 that the budget, which is attached to the minutes of this meeting, which totals \$272,976.00, be adopted. The motion was seconded and unanimously approved 7/0.

Susan Winger made the motion that \$272,976.00 be assessed to all owners in accordance with their individual percentages of ownership. Such assessments shall be due on January 1, 2011 and payable in twelve (12) equal monthly installments on the first day of each month commencing January 1, 2011. The motion was seconded and unanimously approved 7/0.

Susan Winger made the motion that the Board acting through its Treasurer and/or Manager is authorized to expend the funds collected in accordance with the limitations of the budget established above. The motion was seconded and unanimously approved 7/0.

Susan Winger made the motion that the Treasurer (or Board with, by a majority vote) throughout the year, may transfer unexpended funds from one budget account to another when needed. (including reserves listed in the budget) The motion was seconded and approved unanimously 7/0.

Susan Winger made the motion to allocate all unexpended funds in the budget-operating fund toward reserves at years end. The motion was seconded and unanimously approved 7/0.

It was noted the 2011 Approved Budget represents no increase in fees. This budget will allow a reserve fund contribution of \$36,000.00 and will make the Association fully funded in 2011 as per the Reserve Study recommendations and in compliance with the Ohio Revised Code 5312.

Management will have a letter out to owners by December 15, 2010. The Reserve Study will be available online for residents or a copy can be mailed by request.

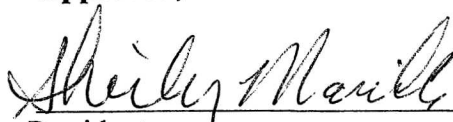
8. Adjournment

- a. Board President, Shirley Mainello adjourned the meeting at 9:00 p.m.

Respectfully Submitted,


Secretary

Approved,


President

2-1-11
Date