

**HICKORY RIDGE HOMEOWNERS' ASSOCIATION, INC.**  
**REGULAR SESSION BOARD OF TRUSTEES MEETING**  
**AGENDA**  
**Tuesday, February 1, 2011**

**Open Owners Forum:** No owners in attendance

**1. Call Meeting to Order:**

Board President, Shirley Mainello, called the meeting to order at 6:37 p.m. at the Recreation Center, 9230 Hickory Ridge Dr., Streetsboro, Oh. Board members present were: Shirley Mainello, Sandi Chudzinski, Lisa Jagielo, Julie Mecone-Omaits, Ron Good and Mike Horvath joined the meeting later. Susan Winger was absent. Cedar Property Management representative, Larry Cedar was also present.

**2. Approve previous meeting minutes:**

- a. Julie Mecone-Omaits made a motion to approve the Regular Session Meeting minutes of November 17, 2010, as presented. 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 December 31, 2010**

- a. Lisa Jagielo made a motion to approve the receipts and disbursements through November 30, 2010, subject to year-end review. The motion was seconded and approved 4/0.
- b. Lisa Jagielo made a motion to approve the receipts and disbursements through December 31, 2010, subject to year-end review. The motion was seconded and approved 4/0. It was noted that the Association finished the 2010 fiscal year at approximately \$30,732 under budget or 11.2% to the good. The Board also put away an additional \$30,000 in unexpended operating funds towards the reserves at years end.
- c. Arrears and Credits through January 18, 2011 were discussed and appropriate measures to be initiated by Management.
  - i. A motion was made by Lisa to accept the payment plan for 9393 HRD. Owner agrees to a down payment of \$200 and \$100 monthly in addition to her current monthly maintenance fees until the arrearage is paid in full, motion was seconded and approved 4/0.
- d. Sales and Transfers through December 31, 2010 – none

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

Tuesday, February 1, 2011 – Page 2

**4. Property Manager's Report**

- a. Phone log – 11/1/10 – 11/30/10 (emailed to Board 12/16/10)...no questions or concerns
- b. Phone log - 12/1/10 – 12/31/10....no questions or concerns
- c. Correspondence Agenda – 11/1/10 -12/31/10
  - i. Alleged rules violation – 692 CWC Satellite dish on roof. After discussion, the Board decided to continue enforcing the rule stated in our Decs and bylaws, to prohibit residents from installing a satellite dish on the roof. Current management will work with the Board to enforce the rule.

**5. Committee Reports**

- a. Community Action Committee
- b. Beautification Committee
- c. Swimming Pool Operations Committee
- d. Design Review Committee
- e. Website Committee
- f. Newsletter

There were no reports given on the Committees. Larry will add Social Committee back to the Agenda. Shelley Shantic is now the Chairperson of the Social Committee. A motion was made by Lisa to send Shelley the \$459 in committee funds that the previous committee had turned over to the Association, the motion was seconded and approved 4/0.

**6. Unfinished Business**

- a. Copies to Board – 2011 Approved Budget and QBP Budget
- b. Copies to Board – Snow Removal contract 2010 & 2012- Turfscape – Signed
- c. Copies to Board - Lawn Maintenance Contract 2011 & 2012 – Turfscape -Signed
- d. Copies to Board – Management Contract –CPM 1/11/11 – 12/31/12 – Signed

At our last Board Meeting there was a discussion of installing security cameras around the Rec Center. Mike Horvath gave the Board some information on pricing, Ron Good is to get a quote, and will report to us at our March meeting.

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

Tuesday, February 1, 2011– Page 3

**7. New Business**

- a. Information to Board – 2011 Board Meeting Schedule
- b. Proposal – Preventative Maintenance Service – Hastings Water Works - \$295 plus chemicals/parts. A motion was made by Ron Good to accept the proposal from Hastings, the motion was seconded and approved 6/0.

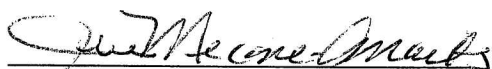
There was a discussion after the Motion regarding the Lifeguards at the Pool. Larry is going to have more information at our next meeting and the Board will discuss the pros and cons of having a Lifeguard.

- c. The 2011 Annual Meeting announcement and proxy will be mailed out around the 3<sup>rd</sup> week of February.
- d. Work Order and Proposal Reports through 12/31/10. The Board reviewed the report with no further action at this time.


**8. Adjournment**

- a. Board President, Shirley Mainello adjourned the meeting at 7:51 p.m.

**Respectfully Submitted,**

  
Secretary

**Approved,**

  
President

3-8-11  
Date