

**HICKORY RIDGE HOMEOWNERS' ASSOCIATION, INC.**  
**REGULAR SESSION BOARD OF TRUSTEES MEETING**  
**AGENDA**  
**Tuesday, March 8, 2011**

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

**1. Call Meeting to Order:**

Board President, Shirley Mainello, called the meeting to order at 6:31 p.m. at the Recreation Center, 9230 Hickory Ridge Dr., Streetsboro, OH. Board members present were: Shirley Mainello, Julie Mecone-Omaits, Susan Winger, Ron Good and Mike Horvath. Lisa Jagielo joined the meeting later. Sandi Chudzinski was absent. Cedar Property Management representatives, Larry Cedar and David Borzi were also present.

**2. Approve previous meeting minutes:**

- a. Julie Mecone-Omaits made a motion to approve the Regular Session Meeting minutes of February 1, 2011, as presented. The motion was seconded and approved 5/0. A copy of these minutes with all attachments will be placed on file in the Corporate Record Book.

**3. Treasurer's report – Financials through February 28, 2011**

- a. Ron Good made a motion to approve the receipts and disbursements through January 31, 2011 and February 28, 2011, subject to year-end review. The motion was seconded and approved 5/0.
- b. The Board noted that all funds had been transferred from PNC Bank to US Bank.
- c. Arrears and Credits through February 18, 2011 were discussed and appropriate measures to be initiated by Management.
  - i. 9302 HRD – Julie Mecone-Omaits made a motion to accept a repayment plan proposed by the Owner to bring the account current. The motion was seconded and approved 6/0.
  - ii. 9404 HRD – Michael Horvath made a motion to ratify the vote taken 2/15/2011 to have the attorneys; Kaman & Cusimano send the Owner a final demand letter before proceeding with foreclosure. The motion was seconded and approved 6/0.
  - iii. 694 CWC – The bank filed foreclosure on 1/13/2011 and the Association filed an Answer & Cross Claim to protect their liabilities.
  - iv. The appropriate action is being taken per the established Association Collection Policy on all delinquent accounts. The Board and Management are following the correct collection procedures as recommend by Kaman & Cusimano, the Association attorneys.
- d. Sales and Transfers through February 28, 2011 – two (2)
  - i. 9218 HRD – 1/21/11 – Khan to Emch - \$137,000
  - ii. 9315 HRD – 1/28/11 – Miller to Sommers - \$119,500

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

Tuesday, March 8, 2011 – Page 2

**4. Property Manager's Report**

- a. Phone log – 1/1/11 – 2/28/11
  - i. 9361 HRD – The Board discussed the forgiving of late fee charges for this owner. Cedar PM will reimburse the Association for 1/2 of any late fee charges previously taken. (\$100)
  - ii. No other questions or concerns
- b. Correspondence Agenda – 1/1/11 - 2/28/11
  - i. The letters were of a routine nature and Management had replied to all Owners correspondence in a timely manner. The Board took no further action.

**5. Committee Reports**

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

There were no formal reports given on the Committees.

- i. Regarding the website, Larry will ask Ricardo to place the Reserve Study update on the website and include the password from Reserve Advisors and directions to unlock the document on the website.
- ii. CedarPM will have a sign up sheet at the Annual Meeting for owners wishing to volunteer for the various committees.

**6. Unfinished Business**

- a. Discussion – Security Camera(s) at the Rec Center – Ron Good will ask a friend in the business for a quote to install security cameras at the Rec Center & pool area. The Board previously approved an amount not to exceed \$2,000 at the November 2010 meeting.
- b. Discussion – Board Member terms – The Board obtained a legal opinion from Kaman & Cusimano that it would take an amendment to the Bylaws to change the Board Member terms. Shirley Mainello made a motion not to reject an amendment to change the Board terms. The motion was seconded and approved 6/0.
- c. Discussion – Satellite Dish Rule – Kaman & Cusimano gave the opinion that the Board could not create a rule regarding the placement of a satellite dish in the Owner-responsible areas, including the roof, siding, etc. The Board can create a rule on where a satellite dish can be located in the Association-responsible areas, e.g., privacy fences. The Board tabled a decision to approve a satellite dish waiver rule until Kaman & Cusimano clarify the Association responsibilities regarding the privacy fences and deck areas. Larry will bring this clarification to the May Board meeting.

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

Tuesday, March 8, 2011- Page 3

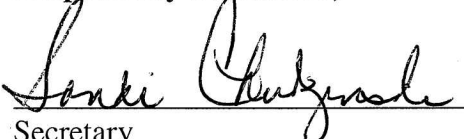
**7. New Business**

- a. Information to Board – Reserve accounts and banking responsibilities. CedarPM explained that if the Board opts to open a CD at any bank (other than US Bank or Portage Community Bank) that one of the Board Members would have to do the legwork on opening the new CD. Larry explained that since he is not a Signator on the reserve accounts that the banks will not speak to him as an Agent on opening a new CD.
- b. The Board signed the letter of intent from Schwarz & Associates, CPA to perform the 2010 year-end financial review and to prepare the 2010 Federal taxes.
- c. Turfscape gave a proposal to hand shovel Owners walkways in the amount of \$8.00 per time or \$400.00 for all sidewalks for the entire season. The Board asked for an additional quote to shovel one Owner's walk for the entire season. The Board will take the proposal under advisement and tabled a decision at this time.
- d. Hastings Waterworks proposal for the pool season.
  - i. Current Contract Price - \$19,035
  - ii. Option 1 - \$11,143 – This option includes opening the pool to start the season, one visit to the pool daily for a service stop & check chemicals, seasonal chemicals and close the pool at seasons end. (The daily opening & closing of the pool to be performed by others)
  - iii. Option 2 - \$15,958 – Exactly as Option 1 above except adding another daily stop at night to close the pool each day.The Board asked CedarPM to obtain one more Option, to have a lifeguard at the pool for from 1:00 PM – 7:00 PM on all weekends and holidays. Larry will obtain the third quote.
- e. Work Order and Proposal Reports through 2/28/2011. The Board reviewed the report with no further action at this time.

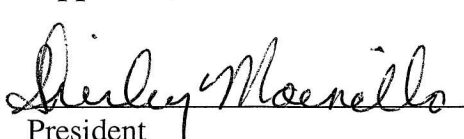
**8. Adjournment**

- a. Board President, Shirley Mainello adjourned the meeting at 8:10 p.m.

Respectfully Submitted,

  
Secretary

Approved,

  
President

4-12-11  
Date