

**2017 Springbrook Reserve Homeowners Association Annual Meeting**

2867 Sweet Flag Way, Stow, OH 44224

7:00pm November 17, 2017

[www.springbrook-reserve.org](http://www.springbrook-reserve.org)

In attendance: Homeowner Board Members: Dr. I Richmond Nettey, Todd Turner, Paul Masiella, Dan Collins. Homeowners: Harold Strakusek, David & Kelley Cerroni, John Chastain.

1. Sign In, Call to Order, Introductions and Proxy Registration – Dr. Nettey, SRHOA President, called the annual meeting to order and all in attendance were introduced. No proxy registrations were noted. John Chastain was thanked for hosting the annual meeting.
2. 2016 Meeting Minutes – Dan Collins, SRHOA BOD Secretary, presented the minutes from last year’s annual meeting. They were approved and adopted as presented.
3. Treasurer’s Report – John Chastain, Homeowner, presented the Treasurer’s report in Mary Anne Golba’s absence. There were no unusual entries in the report, expenses and revenues are in line with the budget. The association reserve for capital improvements is in good shape. No need for special assessments, and annual dues can be held at the current levels. The report was approved and adopted as presented.
4. Website and Association Directory – Midyear Sheila Szudejko relinquished duties of the website management on an interim basis to BOD member Paul Masiella. The SRHOA is seeking a homeowner volunteer who would be willing to monitor and manage our website. Key reasons people use our website:
   1. Special event updates
   2. Prospective buyers seeking homes for sale, researching neighborhood amenities, and reviewing association by-laws.
   3. Homeowners submit requests for review and approval by the Board and Architectural Review Committee for home improvement/additions/projects.

Seeking a volunteer to maintain and manage the updates on our Homeowners Directory. It was suggested that we use the annual block party as a venue for volunteer recruitment and directory updates (via sign-in at the block party).

1. New Business –

By-Law Amendments A, B, C, D, E, F – Dr. Nettey presented the results of the SRHOA voting for the 5 amendments to the association by-laws. Passage requires 75% affirmative votes, failure occurs at 25% negative votes. One vote per lot. Amendment A (Residency of sex offenders) – PASSED. Amendment B (Electronic communication with homeowners) – PASSED. Amendment C (Indemnification of BOD and committee members acting in good faith) – PASSED. Amendment D (Storage of garbage cans) – PENDING. Amendment E (Storage of boats, RVs, etc.) – PENDING. Amendment F (Deviation from original house color) – FAILED.

Court Street Development has been mailed four ballots for their 4 undeveloped lots.

The association’s retained law firm will incorporate Amendments A, B and C into our by-laws.

A future vote on Amendment F will be considered, with clarification of the BOD’s intent for introducing the amendment.

1. Annual Elections –
   1. One Year Term Director’s Position – Harold Strakusek, elected unopposed. Harold will also Chair the Architectural Review Committee.
   2. Two Year Term Director’s Position – Dan Collins, elected unopposed. Dan has previously served the Board in the one-year director’s position. Todd Turner, did not seek reelection. The Board thanked Todd for his service. Todd will retain his Chair position of the Annual Picnic Committee.
   3. Board Positions – it was noted that the Board Positions of President, Vice President (Vacant), Treasurer, are appointed positions by the BOD.
2. Miscellaneous Business –
   1. Association Picnic – this past summer’s picnic was deemed to be a success by all measures. Thank you was extended to all committee volunteers. The 2018 event is planned for Saturday August 18, 2018, which is the weekend before school starts. It was suggested that the venue move each year from cul-de-sac to cul-de-sac – i.e. Rosemallow, Sedge Grass and Bluestem.
   2. Community concerns –
      1. Kelley Cerroni asked about the spooled up cable at the front entrance off Call Road which has been there for a year. It is believed to be left by AT&T when they initiated their now defunct U-Verse project. Harold Strakusek will contact AT&T and/or the city of Stow for disposition.
      2. The tree house on a Buttonbush lot was presented as an association eyesore, and was questioned as to its approval by the Architectural Review Committee. It was not submitted or approved, but it was also noted that this structure is currently not covered in our by-laws because our by-laws have not been properly incorporated. With the filing of our new amendments (A, B, and C as noted above) our by-laws will be properly incorporated. Dr. Nettey will approach our law firm for follow-up.
      3. Todd Turner asked that we include ProCut ProPlow in our 2018 bids for the association’s landscape contract. It was noted that the service deteriorated with the change in ownership of our previous lawn company. Dr. Nettey will ask for a Fall Clean-up to be included in the bid package.
      4. Kelley Cerroni will again place Holiday Wreaths at the entrances of the neighborhood. The BOD thanked Kelley for her time and attention to this wonderful holiday addition, and also gave her approval to fund replacement wreaths as needed.
      5. It was noted that cars park illegally and dangerously on both sides of the street, especially on Shining Willow, including parking illegally in excess of the 24 hour law. A reminder for all homeowners to watch your speed. It was noted that if violations are seen, please call the Stow police.
3. Meeting Adjourned at 8:35pm

Submitted by Dan Collins

11/21/2017