



**Meadowood Homeowners
Association**
Meeting Agenda and Minutes



Meeting Title:	MHA BOT Monthly Meeting				
Meeting Date:	10/18/05	Meeting Time:	7:15-9:00	Meeting Location:	TRAC
Leader:	Seth Rodin	Facilitator:	Mike Adkins	Scribe:	Mike Adkins
In Attendance: <i>Strikethrough those not in attendance</i>	Seth Rodin – President Ron George – Vice President Adam Weissberg – Treasurer Mike Adkins – Secretary		Ray Kaczur – Board member Darren Gambatesa – Board Member David Arnold – Board Member		
Guests	Mike Monaco – Landscape Contractor		Stephen Dennis – Interested Homeowner (Sandalwood north of Meadowood) Sue Hercik – Interested Homeowner (Sandalwood south of Meadowood)		

Meeting Objective: <i>Why is this meeting being held and what is to be accomplished? What are the desired outcomes?</i>
To review monthly issues that affects the Meadowood neighborhood and plan for the future.

Agenda Topic <i>Items to be covered.</i>	Responsible <i>Who?</i>	Time / Time Allotted <i>How long for discussion?</i>	
1. Call meeting to order and welcome to guests	Seth Rodin	7:15	
2. Rt. 91 N greenbelt landscaping	Seth Rodin	7:15-7:45	30 min
3. Review and approve previous month's minutes	Mike Adkins	7:45-7:50	5 min
4. Treasurer's Report a. Financial statement review b. 2005 dues collection / liens c. Budget meeting follow-up	Adam Weissberg	7:50-8:15	25 min
5. President's Report a. Fall newsletter b. Open	Seth Rodin	8:15-8:30	15min
6. Old Business a. Current Committee Updates i. Landscaping ii. Website iii. Welcome Wagon b. Update on previous action items	Group	8:30-8:45	15 min
7. New Business a. Open	Group	8:45-8:55	10 min
8. Schedule next meeting	Seth Rodin	8:55-9:00	5 min
9. Adjourn meeting	Seth Rodin	9:00	

Meeting Notes and Discussion <i>Summary of agenda items and discussion. Assign ownership to decisions and commitments.</i>
<ol style="list-style-type: none"> Seth called the meeting to order and welcomed out guests from Sandalwood who were there to speak about the concerns and plans for the greenbelt landscaping Ron explained the landscaping committee and their objectives. Mr. Dennis let the board know that the north side is overgrown and it is not being trimmed. He has lived there for 8 years and stated that the greenbelt has looked better in previous years, in regards to trimmed bushes. David explained that we completed the south side and would do the north side the next year. Mike let the residents know that we would be trying to match the look of the south side. Mr. Dennis agreed that the south side looked good and he hoped the north



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would look the same. Mrs. Hercik let the board know that she was concerned about the removal of the dead trees creating too much open space between the house and 91. The board stated that money was set aside in the budget for tree replacement. The board agreed to contact any homeowners before removing a tree and discussing the timing of the replacement based on available funds. Both residents agreed that this was acceptable. Seth encouraged more interested people to attend meetings so that the board could address concerns. He also invited them to stay for the remainder of the meeting. The residents were satisfied with the outcome and declined the offer. Mike Monaco was there to provide input on what would need to be done. He also declined the invitation. Prior to leaving, Mrs. Hercik asked about the speeding through the neighborhood. The board agreed that it is prevalent and encouraged her, and other residents to call the Twinsburg Police, as well as Bill Hon. She also inquired about sheds. The process of petitioning and voting was explained to her.

3. Minutes from September were approved and filed.
4. Adam presented the Treasurer's report (attached)
 - a. For the year, the association is ahead by \$7,000 with two outstanding payments yet to be made. Adam then explained that the association was summoned to court based on a loan default within the neighborhood. This may cost the association money and must be investigated further.
 - b. All dues are paid and no further action towards the three liens has been taken
 - c. The preliminary budget was passed 6-0 with Darren absent. This is attached. The sign was discussed and based on the quotes, which need to be pursued further; it appears that the sign will be able to be replaced in 2006 or 2007 without raising dues. This will depend on the available funds. There was discussion about asking the Meadowood residents to voluntarily pay the dues in 2006 to specifically purchase a new sign for the entrance. This will be discussed further in upcoming meetings.
5. President's Report
 - a. The group brainstormed the content for the fall/winter newsletter. It includes:
 - Letter from the President – Seth
 - Financial report – Adam
 - Landscaping committee – Ron or David
 - By-law reminder – Mike
 - Meet-n-greet – Seth
 - Website reminder – Mike
 - b. No open items
6. Old business
 - a. Committees
 - i. Landscaping – Adam covered the proposal from Monaco. It was a two-year agreement for \$6,000 per year for spring and fall cleanup, maintenance, and fertilizer. It also included trimming the north side for \$120/hr or approximately \$2,000. No mulch would be done in 2006, but 2007 included a \$6,500 for mulch. Mike Monaco also stated the actual price may change if gas prices rise to a higher level (\$4 – 5). The contract was approved 6-0 with Darren absent. Seth and Adam signed the contract.
 - ii. Mike will follow-up with John on the website and begin to post minutes, as well as other things.
 - iii. The Welcome Wagon will now officially be called "Resident Welcoming." An agenda item will be added to review real estate transfer for each month. At that time, a board member(s) will volunteer to welcome the person to the neighborhood and provide them with a packet of information that could include the by-laws, website information, and latest newsletter.
 - b. Previous action items
 - i. Mike will contact Bill Hon on Jake brake.
 - ii. No action
 - iii. No action
 - iv. Dropped
 - v. Complete – preliminary budget approved
 - vi. No action
 - vii. Complete



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- 7. New Business
 - a. Seth discussed an adult meet-n-greet for February at Michael’s in which tickets would be sold. This would be a non-board sanctioned event, but rather a chance for residents to get together.
 - b. It was discussed that sometime the week of 10/10, an accident occurred on the greenbelt. David will follow-up with the Twinsburg PD to see if an accident report was filed and review damage t the greenbelt.
- 8. Next meeting Tuesday, 11/15, 7:15-9:00 at TRAC
- 9. Meeting adjourned at 9:10.

Last Meeting Action Items		
<i>Assign ownership to the action items along with the commitment date for completion.</i>		
Action Item	Responsible Person	Due Date
1. Get back to Bill Hon on “jake brake”	Seth	9/21 10/18
2. Cover pool and trailer with homeowner	Seth	9/21 10/18
3. Cover liens with homeowners	Adam	9/21 10/18
4. Review addition with homeowners	Seth	9/21 10/18
5. Conduct budget meeting on 10/2	Adam	10/2
6. Draft a letter for crumbling sidewalk for future dissemination	Mike	10/18
7. Deliver letters to Sandalwood residents	Ron	10/2

This Meeting Action Items		
<i>Assign ownership to the action items along with the commitment date for completion.</i>		
Action Item	Responsible Person	Due Date
1. Get back to Bill Hon on “jake brake”	Mike	9/21 10/18 11/15
2. Cover pool and trailer with homeowner	Seth	9/21 10/18 11/15
3. Cover liens with homeowners	Adam	9/21 10/18 11/15
4. Draft a letter for crumbling sidewalk for future dissemination	Mike	10/18 11/15
5. Contact attorney regarding summons	Mike	10/20
6. Contact Twinsburg PD about accident in greenbelt	David	11/15
7. Draft fall/winter newsletter	Mike	11/15

Seth Rodin – 2005/06 MHA President

Mike Adkins – 2005/6 MHA Secretary