

# ***Crimson Hollow Homeowners' Association***

## ***Regular Meeting Minutes***

February 21, 2019

### **I. Call to order**

President John Hoge called the annual meeting to order at 7:00 p.m. on February 21, 2019 at the Waterville Community Church Community Room.

### **II. Attendees**

The following persons were present: Officers: John Hoge (President/Trustee), Andy Dean (Vice President), Julie Stanish (Treasurer), Brooke Moser (Secretary), Gretchen Nemire (Trustee), Greg Davis (Trustee), Drew Miller (Trustee), Joe Gagel (Architectural Review Chairman), and approximately 29 residents per sign in sheet.

### **III. Welcome and Introductions**

### **IV. Overview by Monclova Twp Trustee, Chuck Hoecherl**

Trustee Hoerchel addressed updates for Monclova Twp, including new garbage contract, yard waste contract, water rates and updates on road construction projects. He reviewed new property tax values and advised there is a challenge process in place if residents feel their value is not correct. He shared his contact information for questions and to receive his newsletter: [choecherl@monclovatwp.org](mailto:choecherl@monclovatwp.org).

### **V. Crimson Hollow Expansion Update**

President Hoge introduced Trustee Drew Miller to review plans for plats 9 and 10 off Kacie Lane which have begun construction. Josh Doyle is also proposing changing plans for finalization of plat 11 (Sweetgum development to Dutch Rd.), which would have been approximately an additional 30 homes. Proposed plans include Crimson Estates in plat 7 (10 estate size lots to the south and east of Sweetgum/Juniper area) and a possible new subdivision off Dutch Rd. called Telluride. Josh Doyle has options on the land to the west of Coventry Glen and surrounding the original plats 7 and 8 of Crimson Hollow. An area of concern in the past has been construction traffic using Sweetgum to access these construction lots. With this new plan, the construction traffic would only use Sweetgum to access Crimson Estates (10 houses) vs. the original plan of adding 30 houses in the final plats of Crimson Hollow. The Telluride subdivision construction traffic would use access off Dutch Rd. The HOA Board will not formally approve these plans, but homeowners are welcome to attend next public meeting to express support. A concern was raised that in lieu of the Doyle proposed plan, this land could be open to any developer putting in smaller lots, villas, etc. similar to other developments in the area. Crimson Hollow is a unique development with good sized lots and diverse housing designs. Additionally, a homeowner made a complaint about mud being left on the road from current

construction. Chuck Hoecherl advised to make a complaint to the township 419-865-7862 as mud on roads, garbage from construction sites, etc. is an EPA violation.

## **VI. Deed Restriction Update**

Trustee Drew Miller reviewed current state of deed restrictions and enforceability. President Hoge and Trustee Miller had meeting with legal counsel to determine next steps in enforcing deed restrictions. At this time, it is still the Developer's job to enforce deed restrictions, although the HOA continues to request permission to do so. The most common violation complaints continue to be garbage cans outside the house/garage and boats/trailers in driveways. On the advice of legal counsel, the HOA will begin enforcing deed restrictions through a committee headed by Trustee Greg Davis. A more formalized process to make a complaint through the HOA website will be released soon. Committee will also be evaluating appropriate penalties. President Hoge reminded residents that everyone received a copy of their deed restrictions when moving into neighborhood, and it is everyone's personal responsibility to abide by these guidelines.

## **VII. Overview by Waterville Twp Trustee, Brett Warner**

Trustee Warner addressed updates for Waterville Twp, including renewal of garbage contract, yard waste contract, as well as updates on Fire and Police Depts. Residents brought up concern of snow removal, and he advised that the township has 2 full-time maintenance employees responsible for snow removal, but also having responsibilities to maintain 5 area cemeteries. There is a plan in place to alleviate some of those commitments, so he anticipates more responsiveness to snow removal in the future. There was also discussion of a possible agreement between Monclova Twp and Waterville Twp to have Monclova's service plow that area of Crimson Hollow for a negotiated fee.

## **VIII. Treasurer's Report**

Julie Stanish presented the 2018 Year End Financial Statement for review.

## **IX. Other Business**

- a.) Retention Pond Update: President Hoge reviewed problems with drainage in Sweetgum/Juniper area of subdivision. President Hoge and others have a meeting with the Lucas Co Engineer on 2/22 to determine course of action.
- b.) Mailbox Update: President Hoge reviewed plans and rules for cluster mailboxes in new areas of neighborhood as required by postmaster. He advised that the HOA would take care of existing mailboxes and have new cluster boxes erected in the spring (with approval from postmaster on location). There will be four single mailboxes for sale if any current residents would like to purchase.
- c.) Chairpersons Needed for Neighborhood Garage Sale and Block Party: President Hoge advised that we are in need of residents to Chair these two events. Thank you to Trina and Tim Fulton

for organizing the Block Parties in the past – they’ve done an amazing job! If you are interested in being involved in one or both of these events, please email Brooke Moser [bnmoser@gmail.com](mailto:bnmoser@gmail.com).

## **X. Election of Trustees**

President Hoge reviewed current Trustees and asked if any other residents were interested in the position. None volunteered either in person or by email. Current trustees – John Hoge, Greg Davis, Gretchen Nemire, Jen Frey and Greg Davis were confirmed by voice vote – all for the motion, none opposed. Additionally, President Hoge advised he will be stepping down from the President position. We all thank him for his service and commitment to Crimson Hollow. He asked for interested parties in the President position both at the meeting and by email, and resident Dave Hehl expressed interest in the position. Following a Trustee vote, Dave Hehl was named new HOA President on February 22, 2019. Andy Dean (Vice President), Brooke Moser (Secretary), and Julie Stanish (Treasurer) were also approved by the Board for the coming year.

**President John Hoge adjourned the meeting at 8:45 p.m.**

**Next meeting to be held Spring 2020**

**Minutes submitted by: Brooke Moser, Secretary.**

**Addendum: On Friday, February 22<sup>nd</sup>, John Hoge and Dave Hehl met with the Lucas County Drainage Engineer’s representative and Oak Park Landscaping to discuss the wet pond situation on the West side of Sweetgum across from Wildflower. All are in agreement that the pond is eroding as well as getting shallower from buildup of silt (currently 7’ deep and should be 12’ deep per the original design). A follow up meeting will be setup with Brian Miller at the Engineer’s office to discuss a plan of action as to the water runoff from the farmer’s field to the East of Sweetgum running into the storm grates on Wildflower and emptying into the wet pond. This additional runoff is causing much of the problem and needs to be rectified. A plan will also be put together to deal with the pond itself. This could include digging out the pond to make it deeper and to reassess the flow. The homeowners will be kept abreast as things progress.**