

Crimson Hollow Homeowners' Association

Regular Meeting Minutes

January 26, 2016

I. Call to order

Vice President John Hoge called the annual meeting to order at 6:30 p.m. on January 26, 2016 at the Monclova Community Center in the Ottawa Room.

II. Attendees

The following persons were present: Officers: John Hoge (Vice President), Christy Johnson (Secretary/Treasurer), Joe Gagel (Architectural Review Chairman), Dave Taylor-late arrival (President) and 30 residents per sign in sheet.

III. Welcome and Introductions

IV. 2015 Meeting Minutes

Posted on website-No concerns/comments. Approved

V. Treasurer's Report

Christy Johnson presented the 2015 Year End Financial Statement for review. After discussion of most items and questions, a motion was made and seconded to approve the statement.

VI. Old Business

- a.) Toledo Edison Project Completed – project was completed last year. All damages were repaired by late summer in yards with lawn and sprinklers. No further concerns were raised on the project. An unrelated concern was raised with the broken electric pole at the Red Leaf entrance. This has been reported. Any Toledo Edison problems with lights/poles can be reported online to the consumer reporting page which is linked on our website.
- b.) Attorney Consulted- local attorney, Doug Wilkins was hired on an as needed basis to consult on various legal matters that come to the attention of the board such as deed restriction enforcement, past due fees, and establishment of By-laws.
- c.) Enforcement of Rules/Deed Restrictions – the first step in keeping rules in place is talk to your neighbors. Bring up concerns that arise if possible, before contacting board members. We must continue to follow and enforce the rules as established by the developer. Any deviation of the rules must be approved by the Architectural Review Committee.
 - **Fencing**-restrictions state split rail fencing is the only approved fencing. When any homeowner plans for installation of fencing they MUST first contact the

Architectural Review Committee (Joe Gagel) for approval. Currently ornamental and iron fences are not an approved fence for the perimeter of the yard. One has been erected without prior approval and action is being considered by the Board on the matter.

- **Above Ground Pools**-restrictions state that no above ground pools are allowed, including those that are inflatable or regardless if they are erected for only the summer months. Last summer one was up and legal counsel was used in the matter.
- **Barking dogs**
- **Garbage Totes outside**-restrictions state garbage bins must not be visible outside.
- **Trailers/boats**-restrictions state boats or trailers are not to be stored permanently at your residence.

d.) Grounds Maintenance

- **Pond Maintenance**-The condition of the wet pond in the back was addressed and completed by the fall. The developer Don Ulrich paid for the work.
- **Ongoing Pond Maintenance**-To be discussed in new business.
- **Retention Ponds**-Lammon Landscaping was hired in the fall to landscape and clean out the ponds on Queensridge and Sweetgum. This needs to be done ongoing to maintain.
- **Vacant lot** (Lilac & Juniper)- Lammon Landscaping was hired to clean and cut down weeds in the lot. The developer Don Ulrich also paid for this. A resident stated there are still remaining concrete chunks in the lot that need to be removed.
- **Landscape Needs of the HOA**-Last summer a bid process was held and Lammon Landscaping was chosen for mowing and lawn maintenance (fertilizer, mulch, etc) at a considerable savings. Residents noted they did a good job and entrances look good. The dying plum trees at both entrances have the disease black knot. Lammon came up with a competitive plan to thin out and replace with new trees. Woods Landscaping proposal was higher and others declined to bid.

e.) Streetlights-Kacie Lane streetlights were finally completed after 2 years. The Sweetgum lights are to be completed by mid-February per Toledo Edison (weather dependent). For any lighting concerns use the Toledo Edison online contact form referenced on our website.

f.) Christmas Decorations-The same students installed and removed the Christmas decorations purchased last year at both entrances. No concerns were raised.

- g.) Security Cameras-Andy Dean proposed installing security cameras at the 3 entrances to the neighborhood. Each would contain 2 cameras. They would not be a live feed and only contain an SD card that would be accessible to law enforcement only for the purpose of crime investigation with a filed police report. A motion was made, seconded and approved to obtain pricing.
- h.) Garage Sale-2015 Garages Sales were a great success. Feedback was made on the positive and negatives of the annual Garage sales the first week of May. The same format is tentatively planned for 2016 to include a Thursday evening sale, all day Friday and Saturday morning. It is also planned to continue the use of HOA funds to pay for advertising, 2 off duty Lucas County Sheriffs and portable toilets. The motion was made to continue the spending. The motion was seconded and approved. Concern was raised by a resident on the traffic and busy roads and felt the sale should be held less days. It was not known if Mark Siegal, the prior chairman would continue in 2016.
- i.) Block Party-2015 Block Party was also successful and a positive event for residents. Trina Fulton will continue on as chairman for 2016. The date has been late August the last few years and worked well to be after prime summer and vacation time. A motion was made to continue with the same spending for the event. The motion was seconded and approved.

VII. New Business

- a.) Ongoing Wet Pond Maintenance-A bidding process was held and Oak Park was chosen for 2016 pond maintenance. They will treat ponds every 2 weeks in season. The cost was \$2250 plus tax each season. The removal of Cattails was also bid by Oak Park. They would treat, kill and remove them. The tentative cost is \$500 to treat and kill. The cost to remove was not provided.
- b.) Bylaws- Crimson Hollow currently has 194 homes and sold lots. As we continue to grow, it is necessary to establish Bylaws to manage the HOA. We engaged an attorney to draft the Bylaws. They were presented to those in attendance and posted on the group Facebook page for review. Concerns were raised with some sections and the wording used. It was determined that a committee will be established to further discuss and review the bylaws before they are approved. Drew Miller volunteered to head up the committee.
- c.) Trustees-Once the Bylaws are approved and put into place, we will be electing a Board of Trustees. A meeting will be held to be determined at a later date for the voting of the Bylaws and Trustees.
- d.) Officers-Dave Taylor, current President put in his notice to step down from the position. This in turn brought John Hoge, current Vice President to be nominated to the President position. No other nominations were made in the room, so the motion was seconded and approved. Andy Dean made a nomination for Vice President. No other nominations were made in the room, so the motion was seconded and approved. Christy Johnson, current Secretary and Treasurer put in notice to step

down from both positions. Julie Stanish was nominated as Treasurer. No other nominations were made, so the motion was seconded and approved. Brooke Moser was nominated as Secretary. No other nominations were made, so the motion was seconded and approved.

- e.) Issues with Mail/Fed Ex-Comment was made to reoccurring problems with mail and packages being delivered to the wrong addresses. Take notice if you have received something in error and try contacting the neighbor.
- f.) Nexus pipeline- Comment was made on the pipeline project. There is much information on the internet and in the news about the current state of the project in the surrounding area. There were no immediate concerns raised.

VIII. Open forum/Questions/Other issues

- a.) Abandoned cars/street parking-Parking is allowed on the streets. Only cars that are inoperable are deemed cause for removal.
- b.) Speeding-The speeding traffic was noted once again on Sweetgum. Various tools have been used and discussed to try and deter speeding. The township interactive speed sign was used to bring awareness. Waterville police did patrol the back area to monitor and issue citations as necessary. Stop signs and speedbumps have been discussed with the township but are virtually impossible to obtain. Sending a letter to builders was mentioned to make construction crews aware of their speeds and our priority of safety.
- c.) Construction entrance-Comment was made in hopes of eventually using a Dutch Road construction entrance. At the present time the builder does not own all the land to Dutch Road and the timeline of extending the roads to that area is not currently know.
- d.) Snow removal-There are no specific rules on snow removal, so please be kind and remove the snow as soon as possible from your sidewalks. They are used for school children and those who walk every day and it is not fair to put them at risk or harm. If a neighbor needs help, offer to help or post on the Facebook page.

Vice President John Hoge adjourned the meeting at 8:15 p.m.

Next meeting to be held Spring 2016

Minutes submitted by: Christy Johnson, Secretary.