

Crimson Hollow Homeowners' Association

Regular Meeting Minutes

May 20, 2015

I. Call to order

President Dave Taylor called the annual meeting to order at 6:15 p.m. on May 20, 2015 at Monclova Community Center in the Metzger Room.

II. Attendees

The following persons were present: Dave Taylor (President), Christy Johnson (Secretary/Treasurer), Joe Gagel (Architectural Review Chairman), Trina Fulton (Block Party Chairman) and 19 residents.

III. Welcome and Introductions

IV. Financial Reports

Christy Johnson presented the 2014 Year End Financial Statement and the 2015 In Progress Financial Statement. The statements were reviewed. A motion was made and seconded to approve the statements.

V. Open Business

- a) Stitt & Waterville-Monclova Road Closure - Notice was posted that the intersection will be closed beginning June 3, 2015 for 52 days to construct a roundabout. Refer to Lucas County for more information including detour routes.
- b) Toledo Edison Project - Christy Johnson has been in contact with respective personnel from Toledo Edison, Monclova Township and Lucas County Engineers Office. Toledo Edison & their landscaping contractor are reviewing personal property damages and hope to complete the work in the next few weeks. The Wild Lily Entrance sustained damages to landscaping, sidewalk, irrigation and trees. Toledo Edison is denying responsibility. Monclova Township and Lucas County Engineers are working to help us find resolution.
- c) Kacie Lane Street Lights - John Hoge has been in contact with Toledo Edison and they notified him that the approval for the street lights on Kacie Lane have been in the developer's hands for 2 years. Somehow there was an oversight and they were missed. John Hoge is working to get this issue resolved.
- d) Wet Pond Issues - The developer has not followed through on promises made to the Association to bring the pond to proper conditions. He has not reapplied grass seed, the weeds are overgrown, and no stone has been put around the edges. The current lawn care company cannot gain proper access to the pond, as the easements are not being enforced and

the vacant lot is too wet and muddy. A motion was made to consult legal counsel on this matter and the motion was seconded and approved.

- e) Legal Matters - A motion was made that we seek legal counsel for assistance and enforcement of issues within the Association such as the condition of the wet pond, easement lines along the pond, vacant lot owned by developer on the pond, delinquent fees & filing property liens, and non-compliance of restrictions. This motion was seconded and approved.
- f) Landscaping - We are currently obtaining price quotations to clean up the landscaping at both entrances of Red Leaf and Wild Lily. The trees along the street have the disease Black Knot and may need to all be removed. The pine trees need trimming and mulch placed. The front sign area needs to be weeded, mulched and cleaned up as well. The island on Sherwood Circle will also need mulch. We are seeking volunteers to assist with input on this project.

VI. Committee Reports

- a) Garage Sale - Chaired by Mark Siegel (not present). Everyone felt it went well.
- b) Block Party - Chaired by Trina Fulton. Possible date to coincide with beginning of school year either August 22 or 29. Looking for new ideas on entertainment & activities.
- c) Technology - Christy Johnson advised the new website is set up and running at www.crimsonhollowhoa.com. It will be hosted for one year through Yahoo Small Business. The Facebook page also continues to be a great resource for information and questions. Find us at Crimson Hollow Homeowners.
- d) Architectural Review - Joe Gagel advised he is seeking new committee members as prior members have moved away. Jen Frey, Diana Kim and Deb DeHaven volunteered to be a part of the committee.
- e) Landscaping - Christy Johnson is seeking to create a committee of volunteers for the upcoming landscaping project. John Hoge volunteered to assist.

VII. New Business

- a) Sweetgum Speedbumps - Dave Taylor has looked into the future possibility of speed bumps for Sweetgum as the development continues further back to Dutch Road and becomes a longer straight road.
- b) Bike Path Connection - This has been brought up in the past, but the financial cost would be high and would require the tree farm owner to allow passage through his property. In the past he has not been agreeable to this.

- c) Yearly Association Fee - Dave Taylor motioned for fees to remain the reduced rate of \$100.00 for the calendar year of 2016 as they have the past 2 years. The motion was seconded and approved.

VIII. Open Forum/Questions

- a) Yard/Pool/Fences-It was asked what type of fencing is allowed for yards and pools. Split rail fences are the only approved fencing for yards per the restrictions. Wrought iron metal is allowable if only a pool fence is desired and prior approval is received from the architectural review committee. Privacy or wall type white fences are not allowed per the restrictions. Any fence being installed must have approval prior to installation from the Architectural review committee and a permit filed through Monclova Township.
- b) Deed Restriction Amendment Process - The process to change or add to the restrictions was asked. We all agreed this is something that would require legal work and not an immediate need, but we will look into for future possibilities.
- c) Vice President Nomination - There was a motion to nominate John Hoge as Vice President and the motion was seconded and approved.
- d) Security - Due to the recent break-ins, creating a Block Watch was brought up. Lucas County Sheriff patrols the neighborhood. This would need to be organized with them. As another means for security, the topic of security cameras was discussed. They would be installed at each entrance as a means for recording car license plates only. The footage would be used by law enforcement only as needed in the event of a crime. It was decided more information will be gathered and distributed to the residents in the near future.
- e) Bi-annual meetings-It was suggested the Association meetings be held two times per year due to the large number of concerns that are presented throughout the year. Everyone agreed.

President Dave Taylor adjourned the meeting at 8:00 p.m.

Next meeting to be held Fall 2015.

Minutes submitted by: Christy Johnson, Secretary.