

**BOARD OF TRUSTEES**



**HOMEOWNERS ASSOCIATION - PO Box 361082 - Strongsville OH 44136-0019 ~**  
[www.WoodsOfStrongsville.com](http://www.WoodsOfStrongsville.com)

**MINUTES**

**Regular Meeting - Thursday, September 9, 2020**

<u>RESPONSIBILITIES</u>	<u>TRUSTEES</u>	<u>TERM EXPIRES</u>	<u>ATTENDANCE</u>
President	Joe Bush	2021	
Vice-Pres., Special Projects	Tom Newbould	2021	
Secretary	Dawn Massie	2020	
Treasurer	Dave Swiggett	2021	
Architectural Review & Renting/Block Watch	Bryan Kloss	2020	September
Landscaping/Maintenance	Chris Reuter	2021	
Activities	Heather Hicks	2020	

**CALL TO ORDER @ 7:04 PM**

**APPROVAL OF MINUTES –**

**REPORTS**

**President – Joe Bush**

- Confirmed all responded to authorizing last meeting minutes.
- Discussed complaint from 2 neighbors on installed tree-house 3-4 feet away from neighbor's property with climbing wall, tree-house and rope ladder. Homeowner to join meeting at 7:30pm to discuss. Neighbors inquired if Board approved. Tom discussed with City of Strongsville who said it is out of scope of needing authorization.
  - o Discussion of recommending screening for neighbors and from sidewalk viewing.
- Lien History discussed of homeowner paid from 2014 to include all court costs and fees involved as liens filed only good for 5 years then have to re-file which was done. Homeowner requested fees be waived and were not due to HOA having to pay legal fees, so homeowner had to reimburse accordingly. Homeowner paid lien and fees in full.
- Two households in court proceedings.
- Discussion of suggestions on monthly payments and/or lien refiling along with next steps for those who have not paid annual dues.
- 1 home for sale by owner.
- Lien filed, no response yet.
- Initial misunderstanding of who is overseeing database. David was handling and it should have been Dawn so Dawn will update database when given information.
- C&R's ok to be open to public on website.
- Meeting minutes to be open only to HOA members due to financials being included.

- **Whitemarsh owner inquired on retention basin to city stating basin is not being maintained. Got Mayor Gordon involved who will handle.**
- **Whitmarsh home purchased for \$424k.**
- **A homeowner with 2 dogs and 2 children requested black aluminum fence 4 ft black rod iron 3-4 inch apart to match neighbors fence. Only part of yard for pets, not whole property. Will look at neighbors fence as wood is standard and will bring back to Board to discuss.**
- **A homeowner inquired on dead trees at soccer field. Joe discussed with city and will share city tree lawn information with homeowner. Also confirmed info is available on website and HOA Facebook page.**
- **Annual Meeting on Hold due to Pandemic.**

**VP – Special Projects – Tom Newbould**

- **Landscaping Committee working on island project. Received 3 of 5 bids. 1 bailed out of job. Waiting for 1 more then will bring back to the Board.**
- **Inquiry raised for budget for project and it was suggested to receive quotes and we will move forward from there.**
- **Tennis Courts gate lock was installed. Any combination of 0268 will work. No key needed for lock. Will research to see where key might be.**
- **New swing was replaced and confirmed bill received. Was not charged labor.**
- **Will need to discuss Tennis Court work that needs done and options. Will discuss at next meeting as decision needs to be made.**
- **New street signs look great. Will consider keeping this contractor as he did a great job.**

**Secretary – Dawn Massie**

- **Discussed Block Watch updates with cards going out to homeowners with updates needed.**
- **Will look for tennis court key in Secretarial boxes from past.**

**Block Watch – Dawn Massie in place of Bryan Kloss**

- **Discussion on Block Watch process so far. Some cards distributed to homeowners with infractions.**
- **Inquiry on sidewalk issues as city suggested leveling with concrete for cost containment.**
- **Suggestion to call Mr Level and see if we can work out some deal for homeowner and common grounds. I will report back once information obtained.**
- **Inquired on next steps and time length prior to next steps if no action taken on cards given. Will send Board members all addresses that were given cards and will follow up in 30 days.**
- **If no reply to lamp-post corrections, will give list to councilman to follow up on.**

**Social Activities - Heather Hicks.**

- **If city does not allow Trick or Treating on Halloween, suggestion made to create stations at kiddie park and pass out treats while following 6 foot guidelines.**

**Treasurer – Dave Swiggett**

- **8 homeowners not paid dues as of 9/09/20**
- **Only received 1 landscape bill, expecting 3 more approximately \$7k.**
- **Final notice with increases for late payments sent. Couple checks were received.**
- **PayPal -0-**
- **First Federal \$122,414.35**
- **NCB Checking \$13,933.86**
- **NCB Savings \$1,541.87**
- **Op Funds \$16,257.90**
- **PNC Checking \$6855.31**

- PNC Reserve Funds \$805.32

**Architectural Review & Renting – Tom Newbould in place of Bryan Kloss**

- Thank you to Tom who took over with requests when needed while Bryan was out.
- Inquiry on how close to neighbor's property line with homeowner climbing wall he built for his children. Will check and advise.
- Suggestion made to put up screening towards front so it is not noticeable to neighbor on that side or sidewalk view. He advised rock climbing is 7 foot tall. Arborvitae trees can grow up to this height was mentioned.
- Board requested additional time for all board members to view.
- No permit required from city.
- Another resident advised he was replacing his deck and the company said they will submit request. I advised if he please submit details.
- Will go back to homeowner and advise company has not contacted Board and Board needs dimensions and materials along with contractor information doing job.
- Approved paver patio on another homeowner request.

**Landscaping/Maintenance – Chris Reuter**

- Confirmed no bug issue at island.
- Homeowner with possible pool cannot be confirmed. C&R state up to 2 ft. Tom to write a letter to homeowner reminding of C&R's.
- Spoke to Matt Schonhut regarding trees at soccer field.
- Irrigation issue will be addressed after quotes come.

**Guest - Andrew H.**

- Information regarding tree-house given to Board who has not all had a chance to view.

**Newsletter – Mary Averill**

- Inquiry on Woods of Strongsville newsletter and putting a bit in there with hopes to go paperless.
- Will continue to keep website up to date with waste management information, Covid-19 information and any pertinent information that she feels Woods of Strongsville membership might find useful.

**NEXT REGULAR MEETING: Tuesday, September 29, 2020**

**ANNUAL MEETING: To be determined.**

**ADJOURNMENT 8:16 PM**