

## BOARD OF TRUSTEES



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

### MINUTES

ANNUAL Meeting – November 2, 2022

<u>RESPONSIBILITIES</u>	<u>TRUSTEES</u>	<u>TERM EXPIRES</u>	<u>ATTENDANCE</u>
President	Joe Bush	2024	Present
Vice-Pres., Special Projects, Architectural Review	Tom Newbould		Present
Secretary & Block Watch	Dawn Massie	2023	Present
Treasurer	Dave Swiggett	2024	Present
Webmaster & Communications	Mary Averill	2023	Present
Landscaping/Maintenance	Chris Reuter	2024	Present
Activities	Heather Hicks	2023	Available/Open Position

### CALL TO ORDER @ 6:31 PM

#### President– Joe Bush

- Apology for lack of 2020 & 2021 Annual Meetings due to Covid.
- Meeting will start with board member presentations, and then will answer any questions. Next will be the issues to vote on including the board nominations and elections, and vote to allow the board to use reserve funds for the repair and resurface of the tennis courts.
- Elections for 3 board members for 1 year term and the other 3 board members for two year term.
- There are 7 board members on board for 4-5 years.
- Social Activities board member has resigned and therefore position is open/available.
- Each board member will do a short presentation. At end of presentations, will open floor for questions. All seven positions open for elections.
- HOA Attorney Art passed away this year. Buckley King took over HOA Legal Services. Kevin Wallace was introduced as representative from firm.
- Tennis Courts to be discussed due to maintenance issues. The board is asking for the approval to use funds for \$25k-\$30k to resurface tennis courts.

- **Gordon Short to attend meeting around 7:15pm.**
- **Mayor had conflict with schedule and could not attend this evening.**
- **Matt Schonhut may present today as well.**
- **Alot has happened that needed addressing in the HOA.**
  1. **Sexual Predator in development. Worked with City of Strongsville to handle situation.**
  2. **Took down dying trees on Ellsworth and put in 6 different species in replacement.**
  3. **Updated entrance island with assistance of board members and residents.**
  4. **Blockwatch is currently not in existence, as we do not have any volunteers for the position at this time. Courtesy cards were passed out to homeowners with infringements of HOA rules and regulations. The C&R lack of verbage to provide the board's ability to enforce property maintenance issues such as uneven sidewalks and unlit lampposts. Please be neighborly and look out for your other homeowners in the association.**
- **Lampposts not operating is a city ordinance, as well as HOA safety issue.**
- **President and Co-President met with other neighborhood boards to discuss common HOA issues.**
- **Councilman Gordon Short to address span of homes sharing fence and maintenance responsibility.**
- **Discussion of tennis courts options. Option 1 to include resurfacing all purpose courts to include one time expense of \$23k to remove and cut it down to 1 court for \$15k.**
- **Tried using courts temporarily for Pickleball and it turned out to be a great hit with alot of activity.**
- **Option to add permanet pickleball courts after resurfacing.**
- **Some neighbors complained regarding lack of privacy, and screening was put up on that end for privacy.**
- **Bids were obtained for work to include resurfacing and repainting, clean, fill crack, level, multiple coats of resurfacing material. Plan is to clean, fill cracks, level, and put 4 coats of resurfacing material.**
- **Plan to update will include basketball court, tennis court, and 3 pickleball courts to include no maintenance. Keep debris off.**
- **Discussion of 6 feet around court is HOA responsibility for maintenance.**
- **Discussion of small swell near court and water accumulation and settling thus causing bug infestation and grass not growing back.**

#### **Co-President – Tom Newbould**

- **There will be no increase in dues until we see what new landscape contract is.**
- **Question raised regarding responsibility near Ellsworth and Walnut fence and Councilman will address.**

#### **Architectural Review & Renting – Tom Newbould**

- **Requests are received with regards to anything outside the house including decks, pool and sheds. As long as it meets C&R's, it gets approved.**
- **Process is Homeowner to send request to Board for approval, then will request permit from city. There is no approval needed for new roof.**
- **Main projects needing approval from the Board is patios, decks and pools.**

### Treasurer - Dave Swiggett

- This year to date we have 4 residents unpaid.
- \$54,000 is revenue.
- Light on expenses.
- Up from last year on legal fees.
- Received 4 homeowners HOA fees not paid from residents in arrears. Liens placed and all were resolved.
- No outstanding liens currently.
- Reserve fund balance is \$123,437.00.
- Dues need to get built back up if used. Must maintain at \$125k.
- No excess in Operating Funds.
- Try to keep Reserve Funds level.
- Insurance, legal, maintenance, landscaping are the main bills out of reserves.

### Landscaping/Maintenance – Chris Reuter

- Woody to do fall review soon.
- Contract expiring with Schonhut end of November. Bid increase from \$25k to \$30k. Currently comes Spring and Fall and gives his opinion. Quote also includes arborist.
- Will send RFB out for 10 potential contract bidders. Mowing contract includes 26-28 cuts per contract.
- Complaint brought forth regarding contractor not cutting weekly, and doing a shabby job.
- Island had some issues with dead trees and Schonhut to handle along with a few other issues that have been resolved.
- Removed trees at condos as needed.
- Pine trees create their own mulch.
- Mound issues with blown pine needles blown all over the place. Chris to bring concern to Schonhut and discuss as the contract included shavings clean up.
- Current contract includes: fertilizer, mulching of Tot Lot, Tennis Courts and Front Entrance. Contract does not include snow removal.
- Agreed per Councilman Gordon, mound on Ellsworth is Homeowners responsibility.
- Concrete erosion at tennis courts so there is a concern on how long fence will last. Stable at this time with tightwings. Fence is currently 26 years old.

### Web Master and Communications – Mary Averill

- Volunteered on Board to be webmaster as of 2019 and keep homeowner information updated.
- Website developed and up and running. Very user friendly.
- Works with homeowner Michael on website.
- Several documents available for homeowners on website to use.
- Along with two other residents, I help to maintain and update our Facebook page.
- Continue to try to get as close as possible to be paperless.
- Continue to get information out to homeowners as soon as possible to keep everyone informed.
- C&R's for The Woods and Woodside Crossing II have been scanned and are available for download. We still need Woodside Crossing III.

#### Secretary – Dawn Massie

- Continue to take meeting minutes and make available to homeowners for viewing.
- House all HOA meeting minutes since existence of The Woods of Strongsville.
- Assist other board members as needed.
- Volunteer assistance at HOA events.

#### Councilman Ward 4 - Gordon Short

- Councilman Gordon Short addressed span of homes sharing fence and maintenance responsibility being homeowners who may remove and replace the fence owned by homeowner. Gordon did suggest to notify city to confirm homeowner property line.
- Homeowners concerned regarding trench area with swell running backing up with water. Councilman Gordon to look at erosion and confirm who is responsible for upkeep and maintenance.
- Street repairs with concrete not holding well and falling apart. City to resurface and hopes this year holds better. However, shortage on concrete so project is on hold for now.
- Recreation Center now will be opening on Saturday's and Sunday's.
- Nice Center of Town \$8 million dollar concept to hopefully be done by end of next year to include Splash Pad, food truck area, In/Out pavillion, playground, pickleball courts and tennis courts. Looking for Corp finance backers 3.5 million received.
- Espinoza Group purchased mall.
- Another group bought Sears building with mixed use for long term plans. Better performing malls are found in Ohio.
- Discussions of possible apartments there as well.
- Manufacturers coming to City of Strongsville. This will attract company's who hire here in the city to keep tax dollars here in the city for good tax base.
- Chieffalo Auto Repair Shop bought property on Pearl, in addition to Oil Change business and Brewster's.
- Rehab Center is currently on hold for 6-9 months.
- Homeowner questioned future plans for bike trails and councilman said it is part of plan to work it in. Will start with center of town and branch out from there.
- Complaints that Woodside Crossing gets missed for snow removal. Some contractors come in and plow snow piling it up in front of driveway. Mayor to look into this.
- Drake Road to be closed for resurfacing.
- Tree light up Sunday before Thanksgiving.
- Confirmed lamp post is city ordinance and ongoing violaters will get emails/letters.
- Republic Waste has 5 year contract with city.
- Repaving on Boston and Drake has been postponed for now.
- New development going in on Boston and Prospect to build homes.
- Prospect and Rt 82 is being developed next year as townhomes. Rt 82 and Prospect to be widened to accommodate 80 cluster homes by Boston and Drake.
- Sewer and water line issues currently. City will ensure no issues once this is built with retention area.

**Homeowners in Attendance - 39**

- **Voted on use of reserve funds for tennis court maintenance updating to include repaving. Will pay back \$5-6k per year using operating funds. All attendees Voted and Approved use of reserve funds for special project to redo tennis courts space.**
- **Board Elections. 6 people currently on Board, 1 open seat.**
- **Social Activities position available. Opened up to floor for available position.**
- **Voted in new Social Activities board member Judi Zdanko.**

**ADJOURNMENT 7:48PM**