

BOARD OF TRUSTEES



HOMEOWNERS ASSOCIATION - PO Box 361082 - Strongsville OH 44136-0019
www.WoodsOfStrongsville.com

MINUTES

ANNUAL HOA Meeting – May 22, 2024

<u>RESPONSIBILITIES</u>	<u>TRUSTEES</u>	<u>TERM EXPIRES</u>	<u>ATTENDANCE</u>
President	Joe Bush		Present
Vice-Pres., Special Projects, Architectural Review	Tom Newbould		Present
Secretary & Block Watch	Dawn Massie		Present
Treasurer	Dave Swiggett		Not in Attendance
Webmaster & Communications	Mary Averill		Present
Landscaping/Maintenance Activities	Chris Reuter Judi Zdanko		Present Present

CALL TO ORDER @ 6:31 PM

President– Joe Bush

- Joe thanked everyone for completing proxies.
- Meeting will start with guest speaker Gordon Short who has been our Councilman for 8 years.
- The elections for board positions with 2 year terms will be voted on. Board positions alternate every other year.
- Board member presentations, and then will answer any questions.
- Elections for 3 board members for 1 year term and the other 3 board members for two year term.
- Issue brought forth regarding reserve funds and updated tennis courts.
- More Pickleball nights have been added.
- New officer added last year.
- HOA quiet overall.
- We are in second year of landscaping contract.

Guest Speaker – Ward 4 Councilman Gordon Short

- Woods of Strongsville HOA very active keeping neighborhood safe.
- Discussion of Brewster's Ice Cream coming on Pearl Road. No action or permit obtained as of yet. Not sure what current plans are as of yet. The property is owned, but at this point, nothing is in the works.
- Will be starting after school paving between Echo and Walnut. This should last a long time.
- Town Center \$10 million project is in full swing. City has given 3.5 million for project which will begin on Labor Day including many activities such as baseball fields and trails.
- 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.
- Strongsville Mall has the 2nd most traffic in the United States. Cost of financing is a concern. Currently working on zoning.
- Considering possible hotel, but looking at cost of construction still high. Plans still in progress.
- No selling of marijuana in city of Strongsville.
- No security issues in our ward as other Associations have per Councilman.
- City of Strongsville updating police vehicles and body cameras.
- If grass is not cut, that call goes to building department or Gordon Short.
- City of Strongsville 4th of July parade.
- If you see something, call the city to report and/or ask.
- Patrol requested by Walnut and Elm. Councilman Gordon agreed.

Co-President – Tom Newbould

- There will be no increase in dues until we see what new landscape contract is.
- Question raised regarding why not redo the entire Tennis Courts. Response was HOA only fixed areas that needed attention.
- Question asked why HOA didn't get another company. Response was HOA must take lowest bid per bylaws.

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.
- Not much activity.
- Hot tub, deck and whole exterior aproved on Martins Lane.
- Question raised if metal roof is allowed and answer is yes.
- Pickleball has 3 courts for play. Deck box up there with all equipment. All ages can play. East side of fence is broken. Will get this repaired.

Treasurer - Dave Swiggett – Not in Attendance – Questions answered by Tom

- This year to date we have 4 residents unpaid.
- Question raised if resident does not pay, what happens. If resident does not pay HOA Annual dues, after 6 months, HOA will put liens on property.
- Try to keep Reserve Funds level.
- Insurance, legal, maintenance, landscaping are the main bills out of reserves.

Landscaping/Maintenance – Chris Reuter

- 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.
- 10 bids received. 3 replies.
- Discussion of area behind Hazen. HOA had removed 20 trees.
- Question raised regarding condos getting mulch. Pine trees create their own mulch.
- 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.
- Sidewalk by soccer field brought up. Will replace sidewalk next year.

Web Master and Communications – Mary Averill

- Maintains website and email communications for both board and HOA.
- Assists in administrating HOA Facebook page.
- Trying to have HOA paperless.

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.

Activities – Judi Zdanko

- Easter Egg Hunt – 1500 eggs stuffed
- 4th of July Parade and popsicles
- Halloween and Christmas home decorating contests
- Entrance decorating
- Turkey Trot possibly Saturday of Thanksgiving
- Slim and Chubby's Outing – 20-30 households participated
- Garage Sale – June 20-22

Homeowners in Attendance - 12

- **Board Elections. 3 positions up for renewal. No other interested candidates. Voted and approved – Re-elected Dawn as Secretary, Judy as Activities, and Mary as Webmaster and Communications.**

ADJOURNMENT 7:23PM