

ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION

Meeting Minutes

October 24, 2015

I. Call to order

Linda Johnson called to order the annual meeting of the Association at 10:00 am on **October 24, 2015**, at Columbiana Public Library.

II. ATTENDANCE

The following members were present:

Bill Rafferty-Trustee

Linda Johnson-Trustee

Janet Grimm, Trustee

Joe/Debbie Packo

DJ Johnson

Evey Nassief

David Rhodes

Carl McGaffick

Larry/Patty Walters

Allen/Kathy Ziegler

PROXIES SUBMITTED BY:

Ken DiGiacomo

Gayle Herron (Swope)

Ruthie Roose (Doug)

Ruth Elko

Lee DeAngel

Brian/Joanne Sullivan

Jane Kestner

Kathe Calpin-Larsen

III. Trustee

Lynn Rafferty made a motion to extend Linda Johnson's trustee term until all the association capital projects are completed. The motion was seconded by David Rhodes. The motion was approved.

IV. Open issues

Budget overview:

Allen Ziegler made a presentation pertaining to how the association monthly maintenance fees are calculated. After review and discussion it was determined that monthly fees are to be calculated on association yearly budget as stated in the association documents. A motion was made by Allen Ziegler, any overage be placed in association reserves. This motion was seconded by Lynn Rafferty. The 2016 budget was approved.

UNIT SQUARE FOOTAGE VERIFICATION:

The trustees are currently working with FIRESTONE ACCOUNTING (ABVCA accounting service) to insure the correct percentage of ownership based upon each units square footage as documented at the MAHONING COUNTY COURTHOUSE. This includes the garage square footage which is included in the monthly maintenance fee according to our documents.

RESERVE ACCOUNT:

Ten percent of the ABVCA budget is dedicated to the reserve account which is in compliance with Ohio State Law. Numerous capital improvements that have been completed have lowered the reserve amount. Please refer to ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION PROJECT/ MAINTENANCE EXPENDITURES AND HISTORY.

Evey Nassief requested the trustees to explore financial responsibilities pertaining to gas and water lines in the event of broken pipes. This was in response to a concern of a low reserve account. The trustees will be contacting the appropriate companies.

DRIVEWAYS:

In the spring, bids for the continuing driveway replacement project will be solicited.

RULES AND REGULATIONS:

Everyone has received a current copy of the Rules and Regulations. This information is also available on the Association Website. Please familiarize yourself with this information and comply. The Trustees will make a conscientious effort to resolve an infraction in person. If not resolved, the violation policy will be implemented.

Garage doors remaining open continue to be an ongoing violation as discussed at the meeting.

COMMON PROPERTY

Below is a copy of the last years association minutes pertaining to landscaping:

Association members in attendance agreed for professional evaluation and implementation for removal and replacement of existing landscaping. This will be part of the Maintenance schedule mandate addressing landscaping on a yearly basis (incremental). All buildings will be addressed. Unit owners are not permitted to landscape. (refer to Documents and Rules and Regulations).

Adjournment

Carl McGaffick made a motion to adjourn; seconded by Bill Rafferty.
Adjourned the meeting at **11:20 AM**

Minutes submitted by: Trustees