

HERRINGTON PLACE HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
Location: REMINDERVILLE, OHIO
3-23-23
Meeting

ATTENDEES:

Greg Kaminsky, Jackie Decker, ~~Michael Chukwuonye~~, Claire Rama, Brandon Board
John Alvarez from R.N. Landis Management Company
~10 community members

CALL TO ORDER:

John called the meeting to order at 6 PM

TREASURE REPORT: (Michael normally reports but is out sick)

- John: Account at \$283,260.39
- Money will be allocated towards the ponds / retention basins that need addressed.
 - Includes dredging. Front entrance fountains.
- Greg: Raised HOA fees by \$10 for 2023. Next raise based on the recommended increases in 2026.
- Brandon: \$54,927.70 is a receivable we still need from HOA fees.

Approve the financial standings? Greg made the motion. Claire seconded. All in favor: Yes.

MINUTES:

1. Management contract (between HOA & management company)

- Currently on a month to month (previously a 1- or 2-year contract)
- Contract reviewed and approved Dec. 8, 2022. Need Greg to sign.
 - 6:10 PM Greg signed paper copy.

2. Greg's PowerPoint Presentation

- a. How a stormwater pond works? - graph sent by AquaDocs
 - 21 ponds total; 1 is a detention pond behind Maryland and Juniper
 - None have been dredged since they were put in place
 - \$25 /cubic ft quote (Previous quote: \$330K)
 - EPA Compliance requirement pond has ability to fill up 50% more
- b. Front Entrance
 - No irrigation → Removed fountain – not worth cost to redo fountain
 - Pond 1 - Fountain quote (AquaDoc) is \$4,721.48 (LED lights for night time)
 - Action: Obtain 2nd quote from Johns for fountain
 - Question: Is there a timer? Yes, included.
 - Question: Does anyone outside of the board get to see the proposals?
 - John: The boards responsibility is to conduct due diligence to get an appropriate price.
- c. Mulch updates and spray for weeds on islands (Diggins)
 - Maryland and Juniper - we'll see if the tree survives from Amazon truck crash last winter
 - Juniper - 2 trees died, request to add 2 new trees
 - Maryland & Firethorn - 3 tier vinyl fence (common for HOA neighborhoods), mulch to fence, flowers (perennials that come back every year), fountain in the future, ask to leave space for mowing with fence
- d. HOA website: Herringtonplace.com
 - Jackie: 45 people signed up, encourage neighbors to sign up to get announcements, please let us know if there's anything missing that you'd like to see
 - Greg: login with password to make as a resident (text box with address)
 - Jackie: Login needs to be approved
 - Question: How long is the approval process? Less than 24 hours typically

3. **Garage Sale:** Friday – Sunday: June 9-11 (9-4pm, same time for all 3 days)

4. Cookout

- Brandon: Something to engage the community.
- Ideas: Potluck style or food truck? Bring your own food. Block party format and in Herrington neighborhood. Communications to block off areas, apply for permit to shutdown the road, could encourage more neighbors to attend
- Reference: Block party 2019 had snow cones, cotton candy, ponies

PUBLIC FORUM:

John opened meeting to residents at 6:40 PM.

Home on Pond 2 has muskrat problem burrowing into bank, if you step where they burrow the ground sinks.

- **Greg:** We have someone coming to remove them.
- Are they humane traps? Yes, just removal.
- Please let muskrats stay at Pond 11 because they only roam.
- Can homeowners put their own work up?
- **Greg:** Yes submit proposal to HOA.
- **John:** Submit to John too. We encourage people to enhance their property.

Will there be more lights put up at Entrance, so we can see what the sign says?

Greg: Will move lights forward. App for the lights to change them colors. They should be back to bright white.

Resident: Thank you for filling the fountain. 4th resident in seeing money leaking out because of the fountain. Doing nothing but wasting electricity and money. Can hear pump running.

Physical Trash cleanup: It's messy in neighborhood, what can we do about it? (e.g., newspaper, realtor bags, trash in pond, house fire?)

Greg: Diggins tries to clean out during summer months.

Can it be quarterly?

Greg: We can discuss putting a schedule. We want to do something about it, so it doesn't clog the pond drains.

John: In the past, the landscaping company is responsible. April 15th is when they start.

Jackie: People need to close their trashcans.

Resident: Kimble is easy to work with. We're not restricted to # or size of bins. And not seen from the street.

Greg: Limited posting opportunity → reason for website. We can follow up with Kimble.

Jackie: Will investigate push notifications for website.

Fallen tree by East and Maryland.

Greg: Wetland laws – we cannot do anything further; only cuts back what's impinging.

Fertilizer - any rules or recommendations?

Greg: We can look into it. No wildlife concern. Sometimes fish & snapping turtles by ponds.

John: The birds drop the fish off.

ACTION ITEMS:

Action	Responsible
If you have an updated email please let us know	
Determine Spring Walk Date: April 3, 6.	Greg, John
Investigate fertilizer guidelines.	HOA Board
Investigate trash clean up schedule with Aquadoc	Greg, John
Obtain 2 nd quote for Pond 1 fountain	John

ADJOURNMENT:

John adjourned the meeting at 7:00 PM

Respectfully Submitted,

Claire Rama, Secretary

_____ President

_____ Secretary