

**HERRINGTON PLACE HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING**

**Location: Heritage Hall
10-21-24 Meeting**

ATTENDEES:

Greg Kaminsky, Jackie Decker, Claire Rama, Brandon Board, ~~Phil Berthelot~~
John Alvarez from R.N. Landis Management Company

CALL TO ORDER:

Greg called the meeting to order at 5:33 PM.

PUBLIC FORUM:

Greg opened meeting to residents at 5:34 PM.
Joby Sabelko (3773 Firethorn) - no questions

MINUTES:

Handbook

1. Noise Violations

- a. Jackie: pg. 4 about noise. Can set decibel limit or other phrase?
- b. What do current bylaws say? Lawyer suggested being more specific since the current wording is "unreasonable loud noise"
- c. John: We can add rules or remove without homeowners voting.
- d. Greg: Look at what Reminderville noise ordinance is and use that language.
- e. John - most use language of city / village ordinance.
- f. Clarifying Noise Policy and Enforcement AI Summary: The team discussed the need for specificity in their noise regulation policy. They considered two options: setting a decibel limit or stating that noise should not be audible through closed windows. The team agreed that the current policy was too vague and needed clarification. They also discussed the challenge of enforcing the policy, with Greg expressing concern about how to handle noise violations. The team decided to consult with their lawyer to ensure compliance with city ordinances and to clarify the specifics of the noise policy.

2. Shed, Awning, etc. Approvals

- a. Jackie: HOA does not have authority to approve separate dwellings. City must permit.
- b. Greg: HOA was approving the aesthetics, not the functional and code approvals.
- c. John: Correct, not approving structure but rather the appearance.

3. Signs:

- a. HOA wants to approve school signs close to dwelling and real estate signs. No other signs allowed. Temporary are okay - 24 hours for happy birthday.
- b. Jackie: What's a "sign"? Ask lawyer to help with wording.
- c. Agreed to allow school signs from Aurora and Twinsburg districts, within 10 feet of a dwelling, and to include signs for surrounding cities. They also decided to allow temporary signs for events like birthdays and graduations, but not political signs.

4. Fees for Violations

- a. Page 7 - what are fees for violations?
 - i. Trash = \$25/month
 - ii. Signs = \$10/month
 - iii. Trash dumped into common areas = \$50
- b. Change to make \$25 fee for all types – Greg in favor. Claire seconded.
- c. Page 9 & 10 - John to send additional detail on all the fees associated.

5. Jackie to send language and needs file format change to update document in Word instead of PDF.

Christmas Lights

- 1. HOA owns the lights from House Doctors. Greg can install if voted for. Greg will need budget for replacing broken light bulbs. Estimating \$300-400 for extension cords, etc. Greg will save receipts and send to John. John will drop lights off at Greg's.

Annual Meeting

- 1. 12/2 (Monday)
- 2. 2 positions will be up for election - Member at Large (Brandon), Secretary (Claire)

Other business:

- 1. Greg: None. Brandon: None Claire: None
- 2. Jackie: Contracts for Jones & Craig at annual meeting for us to review?
- 3. John: We're locked in for another year with both of them. Will ask Jones about cattails cleanup.

TREASURE REPORT: 2025 Annual Budget Review

- 1. How much is website going to cost? Fee is \$25/hr so likely a total of \$500.
- 2. The pond study doesn't include any other ponds we need to perform next year.
- 3. Increasing the dues every 3 years - next time in 2027.
- 4. Everyone review the budget by Nov 22 and have all your questions in. 1 week to get answers and prepare for the annual meeting for the homeowners.

ACTION ITEMS:

Actions	Responsible
Update the handbook with changes and send to the attorney for review.	Jackie – COMPLETE
Send Jackie the cheat sheet with violation fees and copying charges.	John - COMPLETE
Assist with formatting handbook document once Jackie finalizes content.	Greg
Distribute updated handbook draft to the board before the annual meeting.	Jackie

ADJOURNMENT:

Greg adjourned the meeting at 6:15 PM. Brandon seconded.

Respectfully Submitted,
Claire Rama, Secretary

_____ President

_____ Secretary

Appendix

Zoom Meeting AI Notes: Quick recap

The team discussed the need for a more specific noise regulation policy and the challenges of enforcing it, with plans to consult a lawyer for clarification. They also discussed updating the community handbook and signage, the approval process for detached buildings and outbuildings, and the placement of school signs and other temporary signs in yards. Lastly, they considered the inclusion of sports team signs in the bylaws and planned to consult a lawyer to ensure the wording was appropriate.