

Minutes

Woods at Mill Valley Homeowners Association Meeting

April 13, 2004

6:45 p.m. – 8:45 p.m.

Marysville Public Library

Meeting called by: Jeri O'Kane, WMVHOA President

Type of meeting: Open forum

Facilitator: Jeri O'Kane, WMVHOA President

Note taker: Susie Davis, WMVHOA Secretary

Timekeeper: n/a

Attendees: Jeri O'Kane, Craig Bull, Susie Davis, Heidi McMahon, Bill Church, Scott Mays, Jim Foeller and David Bell,

Agenda topics

Time allotted: 30 min. Old Business: Transfer of WMVHOA documents and information Presenter: n/a

Discussion:

Transfer of all former Associations' documents including but not limited to: former tax returns, receipts, checkbook, and stamps returned by Danielle Sheets from previous meeting to be transferred to Craig Bull.

Conclusions:

All paperwork successfully exchanged by Susie Davis to Craig Bull.

Action items: n/a

Person responsible:

Deadline:

Susie Davis

4/13/04

Discussion:

Letter to be drafted informing residents of The Woods at Mill Valley that the homeowners association remains in existence as well as dues being owed.

Conclusions:

Letter drafted and reviewed by current board members.

Action items:

Person responsible:

Deadline:

Letter to be copied and mailed to The Woods at Mill Valley residents.

Jeri O'Kane

4/13/04

Continued new business	New business: Updates from March 29 th meeting	Presenter: J. O’Kane C. Bull	
Discussion:			
Board members reviewed fees associated with our three green spaces as well as minor repair details needing attended to at the front entrance.			
Conclusions:			
Last years receipts show operational fees to be: for the pond at the main entrance(\$132/yr); the lot behind Mill Wood and Cobblestone (\$9/yr); the lot at the northeast corner of Deer Crossing (\$114/yr).			
Discussion:			
Several contractors and businesses have been contacted over the past few weeks and estimates requested for the various maintenance needs within the development.			
Conclusions:			
The floats for our fountains have been picked up by Jeri. The fountains themselves were actually sunken in the ponds. Arrangements have been made with Aquatico Unlimited to: turn on the fountains, treat the ponds, use a granular item to kill the algae at its roots, plus treat the water to make it look more appealing, and kill the algae. Treatments will not hurt any fish that may be living in the waters.			
Garden of Eden has been contacted to trim the bush up front; a decision will then be made as to its appearance after pruning or whether it would better serve the appearance to remove it. They will also be responsible to mow the grass from 31 to the fence and about 10 swipes from the pond toward 31. (The front lot belongs to BRC Properties).			
Discussion:			
Board members considered acquiring copies of former bank statements. However there was a fee of \$5.00 per page. Therefore an on-line account was established and access made available for Associations’ President and Treasurer.			
Recommendations have been made to secure account with the post office as well as other local businesses to inquire about donating materials as needed to the Association. (i.e. office supplies, landscaping supplies such as flowers, and any other needed materials).			
Action items:		Person(s) responsible:	Deadline:
To secure material donations from local businesses if possible to keep costs to a minimal.		Jim Foeller, Heidi McMahon	Open

Time allotted: 1hr/30min	New business: Updates from March 29 th Mtg.	Presenter: J. O’Kane C. Bull
Discussion: Mail gathered from the Associations’ P.O. box as well as new keys requested and distributed to (C. Bull and J. O’Kane). The fee to change locks came to \$15.00, plus \$1.00/key deposit.		
Conclusions:		
Mail did not appear to have been gathered recently but found no unpaid bills. The DP&L bill is configured for auto-payment, and there is a deduction from the account for \$8.67, plus interest earned in March		
Discussion: The Associations’ webpage designed by C. Bull with links to various Union County sites that would be of use its’ residents. An e-mail account was also initiated for use by the residents if faster contact was needed than through the P.O. box.		
Conclusions:		
New webpage: http://bullpen.pointclark.net/wmv/ ; E-mail: mailto:watmva@columbus.rr.com		
Discussion: Were new buyers charged a pro-rated Homeowners Association fee when they closed on their properties with Dominion?		
Conclusions:		
If fees were charged, we need to determine if there is an open account holding these monies waiting to be billed back to Association.		
Action items:	Person responsible:	Deadline:
A call has been placed to an employee of Dominions’ land division to verify this information.	C. Bull	Open
Discussion: There are papers that indicate a need for insurance coverage on the common areas.		
Conclusions:		
A meeting needs to be arranged with the Associations’ attorney and board members to investigate and discuss possible reasons for insurance as well as further needed areas of legal clarifications.		
Action items:	Person responsible:	Deadline:
Arrange and acceptable time for board members and attorney to meet.	J. O’Kane	Open

Continued new business	New business: Updates from March 29 th meeting	Presenter: J. O'Kane C. Bull	
Discussion:			
Heidi McMahon offered her services as acting Vice President of the Association.			
Conclusions:			
No objections were raised by those in attendance. All contact information was exchanged by board members.			
Discussion:			
Heidi presented recommendation that Association meetings be held no less than once a month until all past concerns from the 2003 Association had been made current.			
Conclusions:			
Approved by Jeri and concluded that next meeting should not wait one month at this time; next meeting arranged for Tuesday, April 27 th at 7:00 p.m. Marysville Library would be preferred room.			
Action items:		Person responsible:	Deadline:
To secure a meeting room at the Marysville Library.		Jim Foeller	4/19/004
Discussion:			
To design a committee for the review of home improvement projects to ensure all homeowners follow deed restrictions and guidelines.			
Conclusions:			
Scott Mays offered his services to lead the future committee. Rod Davis was offered his services, pending this being made known to him; no objections were raised by Association. Details of this committees' activation date pending.			
Action items:		Person responsible:	Deadline:
Green space details to be resolved prior to implementing a Home Improvement Design Approval Committee.		Jeri O'Kane	1 month
Discussion:			
The remainder of the meeting revolved around the best ways to enforce deed restrictions and how to proceed with home constructions/improvements that were performed without consent by the Home Owners Association as well as out of specifications with the deed restrictions.			
Conclusions: The above mentioned details to be discussed further in the April 27 th meeting.			
Observers: Heidi McMahon, Bill Church, Scott Mays, and David Bell			
Resource persons: Jim Foeller			
Special notes: n/a			