

HEISLEY PARK HOMEOWNERS' ASSOCIATION, INC.

ANNUAL MEETING | Wednesday May 20, 2015

I. CALL TO ORDER

The Heisley Park Homeowners' Association Annual Meeting held on May 20, 2015 at Riverside High School – Lecture Room (585 Riverside Drive, Painesville, OH) was called to order at 7:01 PM by Calvin Ridley.

II. ROLL CALL

- Calvin Ridley President
- Pat Mullin Vice President
- Dan Dunlap Treasurer
- Nick Catania Secretary
- Brian Haller Member At Large
- Barry Barnett Barnett Management
- Matthew Rinker Barnett Management
- Chris O'Connell Associations' Legal Counsel

III. PROOF OF MEETING NOTICE

BARRY BARNETT verified that all in attendance had received notice of the meeting via USPS – Standard Mail and had signed the sign-in sheet.

IV. APPROVAL OF MEETING MINUTES

BARRY | Noted a necessary addition to the 2014 Annual Meeting Minutes, as follows:

* **THE BOARD APPOINTED FOUR PEOPLE TO THE NOMINATING COMMITTEE**

1. Jeremy Hoff
2. Ray Sternot
3. Joel Wolnack
4. Calvin Ridley

- MOTION: CALVIN RIDLEY | Motion to approve the 2014 Annual Meeting Minutes with the aforementioned revision;
- SECOND: RAY STERNOT
- APPROVED: All in favor; Motion carried.

V. FINANCIAL REPORT

- BARRY | Provided a financial statement to those present and noted that in 2014, the Association deposited \$1,474.24 every month except December, when \$8,071.48 was deposited to the Reserve Account – from the Checking Account. The Association is fully funded and well ahead of the 2012 Reserve Study's suggested balance.

- The Financials and all pertinent documents can be accessed by all homeowners via www.BarnettManagement.com under the 'RESIDENT INFO' tab at the top of the page.

LOGIN: 711HEISLEY | **PASSWORD:** bmi3681

FINANCIAL QUESTION

- **Q: OWNER | *Does it make sense to reduce the current maintenance fees?***
A: BARRY | My suggestion is to perform another Reserve Study once the community is completely built-out, then adjust fees according to the study results.

VI. ELECTION OF INSPECTORS OF ELECTION

This item was not necessary, due to the ensuing unanimous vote re: Election of Board Members

VII. ELECTION OF BOARD MEMBERS

- THREE BOARD TERMS EXPIRING
 1. CALVIN RIDLEY
 2. PATRICK MULLIN
 3. DAN DUNLAP
- THREE BALLOT NOMINEES
 1. HOLLY GASPERI
 2. DAVID KRIZAN
 3. PATRICK MULLIN
 - * BARRY | Asked the floor for additional nominees – there were none.
 - **MOTION:** NICK CATANIA | Motion to cast unanimous ballot for the 3 nominees;
 - **SECOND:** DAN DUNLAP;
 - **APPROVED:** All in favor; Motion carried.

VIII. OLD BUSINESS

- NONE

IX. NEW BUSINESS

- A. APPOINTMENT OF THE NOMINATING COMMITTEE
 1. JANE BRENNAN
 2. KENNETH HURN
 3. RAYMOND STERNOT
 4. DAVID KRIZAN
 - **MOTION:** NICK CATANIA | Motion to appoint the 4 nominees;
 - **SECOND:** DAN DUNLAP;
 - **APPROVED:** All in favor; Motion carried.

B. CONTRACTOR TRANSPARENCY

- DAVID BIRO | made a motion to require all current and future contractors to disclose any/all relations with the Board. RAY STERNOT supported and added to the discussion.
- BARRY | informed DAVID BIRO and RAY STERNOT that it could not be put to a vote at the Annual Meeting because it was not presented on the Annual Meeting Notice.
- * TABLED FOR THE FOLLOWING BOARD MEETING

C. HEISLEY PARK EVACUATION PLAN

- DAVID BIRO | asked the Board if the HOA has adopted an evacuation plan.
- BOARD | there has been discussion with city officials who provided unclear responses and no resolution.
- RAY STERNOT | suggested the HOA put something in writing and present it to the city.
- It was mentioned that the county has an established plan.
- * BARRY | confirmed with attorney O'Connell that the Board has the ability to create committees. He then made a suggestion to the Board to consider creating a committee to address these concerns.

X. **MEETING ADJOURNMENT:**

- MOTION: CALVIN RIDLEY | Motion to adjourn the meeting
- SECOND: BRIAN HALLER
- APPROVED: All in favor; Motion carried.
- * Meeting adjourned at 8:11 p.m.

Respectfully submitted,

Matthew Rinker

Barnett Management, Inc.

MANAGING AGENT | Heisley Park Homeowners' Association, Inc.