

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

ANNUAL MEETING
JANUARY 12, 1989

Families Represented: Grays, Blimns, Ruths, Snyders, Millers, Burons, Frisbies, Steffans, Nonnamakers, Henrys, Hannas, Greenes, Clarks and Mid-Am Bank.

President, Roy Clark, called the meeting to order.
The minutes from last year's annual meeting were read and approved by the group.

OLD BUSINESS

Tom Snyder gave the financial report: SAVINGS \$ 5875.53 CHECKING \$ 3046.29

Projects for 1989: More street lights.
More street repairs.
Beach restorations.
To some how communicate to the home owner of of the house south of the woods, near the septic tank, to keep them from coming into the woods on their ATVs and to keep them from shooting in the woods.

Brad Hanna, the new owner of lot 32, volunteered to do some needed electrical work regarding the street light repairs.

For Sale Signs: As far as for sale signs go, we will continue as we have in the past year with no signs allowed on property with or without homes until it comes up before the group again and a change is desired. This can only be reviewed annually at the meeting.

NEW BUSINESS

Auction: No date has been set at this time for the auction of the remaining lots. Darlene Minnick will advise the board and the date will be disclosed in future minutes.

"Back 75" A lot of discussion took place regarding the 75 acres to the back of the woods. Darlene Minnick will inquire to the surveyors and report back to the board.

Results of the 1989 Board Elections: Charlie Ruth-secretary, 1 year
George Henry-treasurer, 1 year
Bob Neville-general board member, 2 years
Marsha Frisbie-vice-president, 2 years
Roy Clark- president, 2 years.
Ken Steffan will remain to finish 1 year term as general board member.

The meeting closed at 9:30 p.m.

ARLINGTON WOODS BOARD OF TRUSTEES MINUTES--May 1, 1989

Meeting May 1, 1989

In Attendance: Roy Clark, Charlie Ruth, Marsha Frisbie
George Henry, Bob Neville, Ken Steffen

President Roy Clark called the meeting to order. Minutes of the annual meeting were read and approved.

Roy reported that electrical repairs have not yet been completed and that he will contact the necessary person.

Treasurer's Report	\$5,964.10	Savings as of March 16, 1989
	\$4,383.37	Checking as of May 1, 1989

Members discussed advisability of changing the types of accounts to benefit the association with better interest rates. George and Roy will investigate and make any changes that seem to be needed.

Old Business:

Roy reported that as yet there has still been no auction of the back 75 acres or the unsold lots.

Signs limiting swimming and fishing to property owners and guests will be put up soon. In order to keep intruders out, property owners should either accompany their guests using the ponds or allow them to park at the property owner's residence while swimming or fishing.

Members discussed the possibility of enhancing the "beach area" at the north pond. Marsha will contact Lawn Specialist regarding the project.

George reported that all members are current on association dues and that he will prepare an up-to-date directory for all members.

Roy reported that he has hired a young man to do the mowing for the summer season.

Roy presented preliminary plans for a new house to be constructed on Lot #23. Board members agreed to give preliminary approval pending review of complete plans and specifications.

Roy also presented preliminary information on an addition to the home on Lot #4. George moved that preliminary approval be given pending review of complete plans and specifications. The motion was seconded and passed.

Members discussed the problem of residents and others speeding through the woods and the dangers presented by this behavior. The pros and cons of speed bumps were discussed. Before taking any action, members agreed that residents should be strongly cautioned to observe safe speed limits. If any resident objects to the concept of speed bumps, he or she should contact a board member to express an opinion.

Roy suggested that we continue with twice monthly spraying for mosquitoes as has been done in past years. He will check with the county as to their plans and if necessary contact the independent sprayer who was used last year.

Members discussed the possibility of having a progressive party sometime during the summer. Any homeowner who would like to host a portion of the party should contact Charlie Ruth. (686-3985)

Meeting adjourned at 10 p.m.

ARLINGTON WOODS
BOARD OF TRUSTEES
JUNE 5, 1989
MINUTES

PRESENT: Ken Steffan, Robert Neville, Roy Clark and George Henry

- I. Previous meeting minutes reviewed.
 - A. Old business: Roy stated that Brad Hanna will repair the 2 lights that are broken.
 - B. Roy has contacted city & county officials for spraying. Dave Nutter will spray. A time has not yet been determined.
 - C. The purchase of new street lights was discussed & tabled.
 - D. We now have a new man to mow the grass. His name is Travis.
 - E. George & Roy will be working on the pond in the next week.
2.
 - A. Roy motioned to approve the Greene's new addition and set back. Robert Neville 2nd the motion, all present approved.
 - B. Roy motioned to approve the Pelton's new house plans. George 2nd the motion, all present approved.
 - C. The motion was made to change current monthly billing for membership dues to a quarterly basis. All present agreed & approved the motion.
NEW QUARTERLY BILLING WILL START (JULY, AUGUST, SEPTEMBER)
 - D. Ray motioned we approve Perez's new house plans subject to final approval on where the house sits on the lot and how it conforms to the set back regulation. Ken Steffan 2nd the motion, all present approved.
Robert Neville & Ken Steffan will inspect and follow up on the set back & house location.

3.

- A. On June 1st, the Association purchased the 70 acre parcel west of the woods.
33 voted yes to the purchase
1 voted no
3 have yet to be contacted.

Roy said he wanted to thank Robert Neville, Tom Snyder and Charlie Ruth for their help in contacting everyone.

- B. The Board would like to express its thanks to everyone and also apologize to Joan Mckee, the Spence's and the Hurlstones for not being contacted, due to the short notice.

4. The board is making a request for up front payment on the 70 acre purchase, this is for the down payment. To date 5 people have agreed to pay the \$1,350,000 amount.

We need 12 people to cover the downpayment. If you make the up front payment you will not be charged a monthly fee with interest.

Please contact George Henry by June 15th.

We need at least 7 more people to make this payment.

A final number will be presented after the next meeting.

5. Jeff Bennett sold his house and a new family will be moving in.
6. **The next Board Meeting is June 12th at 8:00 p.m.** at Roy Clarks house.
All are welcome.
7. July 9th will be the date for the Associations Summer Cook Out. Details will be forth coming.

If you would like to host the event contact George Henry.

8. Meeting ended at 9:00 p.m.

ARLINGTON WOODS
BOARD OF TRUSTEES
June 24, 1989
MINUTES

PRESENT: Roy Clark, Charlie Ruth, George Henry, Marsha Frisbie,
Robert Neville

Minutes were read from previous meeting.

A: Old Business: Street lights have been repaired. The pond has been
and is being treated. Mosquito spraying has started.

The purchase of new street lights has been discussed and retabled.
Perez's setback was inspected and approved by Robert Neville and Ken
Steffan.

In regard to the purchase of the 74 acres, the final vote tally was 36
voted in favor of purchasing the property. One was opposed.

Huntington Bank to finance the property for ten years at 12% interest. We
needed ten people to make the complete payment up front and we have 14
that have pledged to do so. Roy and George will be contacting these
people this week.

We would like to welcome the new people who have moved into Arlington
Woods: the Brandeberry and Cleland families.

The Arlington Woods's summer party is scheduled for 6 p.m., Sunday, July 9
1989 (rain or shine) at Ken and Luckie Andersons. Rumor has it that Jack
Miller and John Kretzshmar have volunteered to buy the food; but just in
case, all attending, please bring a side dish. The Woods will supply pop,
beer and wine.

B: New Business: Roy Clark motioned for a Green Belt Committee.
George Henry seconded it. Motioned approved.
Bob Neville will be chairman of the Green Belt
Committee and anyone interested in serving on this
committee, please contact Bob Neville. This Committee
will also help assist new people moving into the Woods
become acquainted with the Woods' rules and
regulations.

Note to Property Owners: If you have standing water in your draining
ditches or on your property, contact Roy Clark for mosquito larvae killing
briguettes.

Treasurer's Report: Checking Account: \$300.00
Savings Account: \$3,000.00

Meeting Adjourned: Charlie Ruth

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

Meeting July 16, 1989

Present: Roy Clark, Robert Neville, Ken Steffin
Marsha Fresbie, Charlie Ruth

Old Business: Minutes approved from last meeting.

Closing for property purchased from Mid Am Bank will be Monday, July 17, 1989.

The resolution to give Roy Clark the authority to act on behalf of the Corporation was voted on and passed 5 to 0.

Motion made by George Henry and Ken Steffin to give Roy Clark the authority to pay the closing costs of approximately \$750.00. Motion passed 5 to 0.

Huntington Bank to finance closing, Monday, July 17, 1989. 1% over prime A.R.M. Loan may be paid in advance.
Approximate cost \$72.00 per quarter.
Payments will be adjusted every three months.
Reason for adjustment payment can go up or down depending on the interest rates.

New ground will be Arlington Woods Plot 3
Common Ground

The following lots have paid their assessments in full and the money will be used for the down payment on the purchase of the 73.6 acres that makes up Arlington Woods Plot 3.

LOTS: 2, 3, 4, 7, 9, 11, 12, 13, 16, 18, 24, 25, 32, 34, 36, 36 1/2, 38

Sprinkling system being repaired

We would like to thank Ken and Luckie Anderson for hosting the party; George Henry and Tom Snyder for helping to prepare the food. Great job!!!

We have the stencil and paint to repaint the "No Fish and Swim" signs.

Green Belt Committee responsibilities are:

1. Make recommendation for approval and preservation of common ground.
2. Report to and advise the board of any violations or encroachment on the Common Ground.

New Business: Perez lot easement granted to encroach at rear of property by 4' to preserve large trees in front of house.
Recommended by Robert Neville. Seconded by Marsha Frisbie. All approved.

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

Minutes October 8, 1989

In attendance were: Roy Clark, Bob Neville, George Henry, Ken Steffen and Charlie Ruth

Treasurer's Report: \$6,500 Checking
\$6,154 Savings

Quarterly billing seems to be working well. Please remember any dues past due more than three months will be charged interest.

Beginning October 10, 1989, billing will be sent and payment will be due no later than November 10, 1989. Next billing will be January 10, 1990 with payment due by February 10, 1990. Any dues not paid by next quarterly billing will be charged interest at the rate of 1 1/2% per month

Roy announced the 75 area purchase has been transferred over to Arlington Woods Property Owners' Association. Closing cost was approximately \$400.00.

Old Business

Roy Clark discovered at the Court House, Mid-Am Bank still owns the common ground which includes the ponds and roads and land between lots. Roy is trying to have them sign off to us for \$1.00. Bob Neville made motion to accept the transfer of common ground to Arlington Woods Property Owners Association for the fee of \$1.00. Seconded by George Henry and approved.

New Business

Bids were submitted to repair certain sections on the road and seal all cracks. Rutter and Dudley was the low bid at \$1,385.00. We will also install one speed bump and one dip for experiment on slowing down traffic in the woods. Please watch your speed in the woods. We have more traffic and more children in the woods than ever before.

Green Belt Committee had their first work day on Saturday, October 7, 1989. We would like to thank the following people for their hard work. Ed and Jerry Cleland, Ed and Barb Brandberry, Jack Miller, Bob and Jan Neville, Chuck Fetzek, Charlie Ruth and Nancy and special thanks to Pat Newnam of Nature's Way for lending us his truck.

Charlie Ruth and Roy Clark will try to post the 75 acres for no trespassing in the near future.

Greg Clair has made an accepted offer on Hurlstone property but he wants permission for two cages for wild birds.

One cage: 8 X 8 X 4 Second cage: 8 X 16 X 4.

Motion made by Ken Steffen, 2nd by George Henry with the following adjustments. Cages must be approved by the Board or a fence put around the cages. The number of birds must be limited to eight. If a fence would have to be constructed it would have to be approved by the Board - Four Wild Pheasant and 4 Grouse. Voted on as presented and declined 3 to 2.

We will invite Mr. Clair out to express our reasons for declining this motion.

Lot 6 and Lot 39 are Common Ground and are listed in Mid Am Banks name.

A motion was made by Bob Neville and seconded by George Henry to have our attorney take appropriate action to place the common ground owned by Mid Am into the property of Arlington Woods.

Speed Bumps have been discussed in the past and we asked everyone for any objections; we did not receive any, so the board will look into the various kinds available.

The volunteer fire department for Arlington Woods is Jerry City.

Green Belt Committee will meet Sunday, July 13, at 7:30 p.m. at Bob Nevilles.

Meeting adjourned at 10 p.m.

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD MEETING

November 9, 1989

Present: Clark, Frisbie, Henry, Neville, Steffan

Roy Clark called the meeting to order.

George Henry provided the following Treasurer's Report:

\$6,147.96	Checking
\$6,154.50	Savings

George reported that quarterly dues have not been coming in as promptly as expected. In order to meet our financial obligations and to avoid interest charges, homeowners are urged to pay their assessments when they are due. Members discussed the advisability of charging a late fee in lieu of interest for late payments. A reminder will be sent out on December 1 to anyone whose payment has not yet been received.

Roy introduced Greg and Lauren Clair, who have made an offer on the house on Lot #30. Greg is a wildlife artist and raises rare wild game birds to use as reference for his work. He has asked the Property Owners' Association for permission to construct cages within the confines of the existing 24'x24'x6'high fence on the north side of the lot to house these grouse. Following extensive discussion and clarification by Mr. Clair as to his intentions, George Henry moved that the board grant his request contingent upon his agreement in writing to a limit on the maximum number of birds and location of the cages. Marsha Frisbie seconded the motion, and it passed. Bob Neville will draw up the statement of agreement for signature by both the Board and the Clairs.

Roy reported that he has mowed the back area and also has arranged for leaf removal at the entrance. The irrigation system has been sealed up for the winter.

Members agreed that a Christmas Party will be held on December 20 at 7:30 p.m. at George and Cindy Henry's. Each family is requested to bring a snack; the association will provide beverages.

Charlie and Roy have posted No Trespassing signs in the back woods.

The Board agreed to once again hire Milt Boxley for snow removal. Any homeowner who wishes Milt to clear a private driveway while he is in the woods should contact him at 686-5855. The charge is \$10 per drive.

The Board accepted a quick claim deed from Mid Am Bank for Lots #6 and #39 which are the common areas including both ponds.

Members discussed adding four to six street lights in selected areas that seem to be exceptionally dark. Roy moved that we purchase five new lights and two extra globes. George seconded the motion and it passed. Brad Hanna has agreed to install the new lights with help from a few homeowners.

Members unanimously approved plans for the home Brad Hanna will construct on Lot #32.

The annual meeting will be held on Thursday, January 11, 1990. All homeowners are urged to attend. The location will be determined at a later date.

The meeting adjourned at 9:30 p.m.