**MINUTES OF THE WOODLAND POINTE HOMEOWNERS ASSOCIATION SPECIAL MEETIMG**

**THURSDAY, February 25, 2016**

**7:00 P.M. AT MACEDONIA CITY CENTER Community room**

**President Mike O’Brien called the Meeting to order at 7:00 p.m.**

**Board Members present were: Mike O’Brien, Mike Flora, Morgan Petitti, Bill Klein and Robert Sweat**

**Homeowners from forty four properties in Woodland Pointe were in attendance.**

**Items discussed:**

1. **President Mike O’Brien opened the meeting. He introduced all the board members: Morgan Pettiti, Mike Flora, Bob Sweat, and Bill Klein. He also introduced Eric Zimmerman, AG Realty Company, and discussed the following**
2. **Woodland Pointe Website is:** [**www.woodlandpointehoa.com**](http://www.woodlandpointehoa.com)**. On the website you can find information on all board meetings, the reserve studies, Homeowners Rules and Regulations, upcoming events, and other pertinent information for the HOA.**
3. **Met with K. Hovanian and Macedonia inspectors for an on-site walk through in December. A listing of things needing corrected or completed was generated. Most of these things have not yet been addressed.**
4. **City of Macedonia has indicated that the items needing finished may be addressed in Mayor’s Court. Because the Mayor’s Court has the power to assess fines for non-compliance; this has been an effective tool in the past.**
5. **The Board reviewed the HOA’s Insurance coverages relative to recommended coverages. After meeting with Strachan and Novak, the HOA insurance liability was increased to $2,000,000.00. Other adjustments were made and a net savings was realized.**
6. **Chose Ag Real Estate Group, Inc. to manage the HOA. They are located in Beachwood, OH. Eric Zimmerman is our representative. He can be contacted through the Woodland Pointe website, contact tab. He will respond within 48-72 hours or sooner.**
7. **Legal group for the HOA is Kaman and Cusimano, Attorneys at Law. They specialize in Home Owner Association law and have advised the Board about legal requirements of Ohio Law.**
8. **Mike Flora reviewed the Financial Status for Fiscal Year 2016.**

 **For the reserve portion of the budget, we would need to build up to 2.5 million dollars to cover repair or replacement of items currently provided for in the Woodland Pointe declarations.**

* 1. **Dues are currently $138.00 and would need to have an additional $167.71 per month to fund the current Declarations**
	2. **Options for Homeowners: Eliminate HOA’s responsibility for the care of roofing, siding, driveways, sealants, etc. or increase monthly fees to over $300.**
	3. **It was noted that 17% of Woodland Pointe residents are now delinquent in paying their monthly dues. This percentage would likely increase if dues went up dramatically.**
1. **Morgan Petitti discussed the amendments to our declarations on the ballot for the residents.**
	1. **Prohibition of sex offenders to live in the community.**
	2. **Permitting electronic communication to notify residents. Requests for mailings can be made by residents.**
	3. **Removing HOA’s responsibility for roofs, siding, concrete driveways, sealants for driveways, etc. and transferring these to the homeowners.**
	4. **Exotic and vicious animals are prohibited within the community**
2. **Residents voted on all four issues. Of the above, a, b, and c all passed with over 75% approval. Item d, prohibition of exotic and vicious animals did not have the required 75% approval. However, there are still several residents who have not yet cast their votes so this item could still possibly pass.**
3. **The meeting was adjourned and an informal question and answer session followed.**