

January 6, 2015

Called to order 740 by Tony, Seconded Dirk

Terri, Dirk, Chad, Jim, Tony were in attendance

Novemebr 18 minutes were read with the following revisions suggested

- Add attendees

- Dirk read rough draft not Jim

- Publish rough draft minutes to addendum A

- Revise naus cutting to accessible trees

- Add excerpt from previous minutes regarding setbacks

Minutes approved by Dirk Ward with above revisions

Treasures report

- Attached Addendum A

- Tony moved to accept, Seconded Chad

Budget approved as amended moved Chad Seconded Jim

- Attached Addendum B

Meeting moved to be adjourned ??( who and time )

**CAPITAL EXPENDITURE ACCOUNT**

Beginning Balance	1/1/2014	\$10,725.00
Transfer from Operating Expenditure Account (XOC)		\$0.00
Transfer to Operating Expenditure Account (XCO)		\$0.00
Current Year Accrual (\$25 per Quarter per Property)		\$3,750.00
Ending Balance	12/31/2014	\$14,475.00

**OPERATING EXPENDITURE ACCOUNT**

Beginning Balance	1/1/2014	\$17,287.82
Transfer to Capital Expenditure Account (XOC)		\$0.00
Transfer from Capital Expenditure Account (XCO)		\$0.00
Current Year Income (Dues*, Donation, Late Fee, Farm Rent, Interest, Misc.)		\$23,152.08
Current Year Operating Expenses		\$23,600.11
Ending Balance	12/31/2014	\$16,839.79

\* LESS \$25 FOR ACCRUAL TO CAPITAL EXPENDITURE ACCOUNT



2014 AWPOA BUDGET			1/1/2015	2015	Change
Category	Budget Amount	Actual Amount	Variance To Date	Proposed	From 2014 Budget
<b>Income</b>					
Beautification Fund	\$300.00	\$320.00	\$20.00	\$300.00	\$0.00
Dues	\$24,960.00	\$26,009.75	\$1,049.75	\$25,660.00	\$700.00
Farm Rent	\$450.00	\$450.00	\$0.00	\$450.00	\$0.00
Interest	\$30.00	\$37.83	\$7.83	\$30.00	\$0.00
Late Fees		\$84.50	\$84.50		\$0.00
Misc. Fees		\$0.00	\$0.00		\$0.00
Special Assessments		\$0.00	\$0.00		\$0.00
<b>TOTAL INCOME</b>	<b>\$25,740.00</b>	<b>\$26,902.08</b>	<b>\$1,162.08</b>	<b>\$26,440.00</b>	<b>\$700.00</b>
<b>Expenses</b>					
Administrative	\$300.00	\$420.37	(\$120.37)	\$450.00	\$150.00
Association Party Expenses	\$400.00	\$224.45	\$175.55	\$400.00	\$0.00
Clean-up Expenses	\$500.00	\$695.08	(\$195.08)	\$1,500.00	\$1,000.00
Donations (Out) ****	\$300.00	\$300.00	\$0.00	\$300.00	\$0.00
Electric Utility	\$720.00	\$875.91	(\$155.91)	\$900.00	\$180.00
Equipment Purchase	\$500.00	\$376.14	\$123.86	\$500.00	\$0.00
Equipment Repair Maintenance	\$250.00	\$54.90	\$195.10	\$250.00	\$0.00
Fuel	\$60.00	\$0.00	\$60.00	\$60.00	\$0.00
Grounds Maintenance	\$300.00	\$19.19	\$280.81	\$300.00	\$0.00
Insurance	\$600.00	\$550.00	\$50.00	\$600.00	\$0.00
IRS Taxes	\$150.00	\$115.00	\$35.00	\$150.00	\$0.00
Lawn Mowing	\$1,700.00	\$1,700.00	\$0.00	\$1,900.00	\$200.00
Legal Services & Fees	\$400.00	\$0.00	\$400.00	\$1,900.00	\$1,500.00
Lighting Supplies	\$500.00	\$151.46	\$348.54	\$500.00	\$0.00
Miscellaneous	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00
Mosquito/Insect Control	\$2,400.00	\$2,046.06	\$353.94	\$2,400.00	\$0.00
Pond Maintenance	\$1,000.00	\$975.46	\$24.54	\$1,000.00	\$0.00
Real Estate Taxes	\$2,360.00	\$2,359.36	\$0.64	\$2,171.00	(\$189.00)
Road Maintenance & Repair	\$2,500.00	\$20.18	\$2,479.82	\$250.00	(\$2,250.00)
Snow Removal	\$2,000.00	\$3,549.46	(\$1,549.46)	\$3,000.00	\$1,000.00
Superintendent	\$2,600.00	\$2,600.00	\$0.00	\$2,600.00	\$0.00
Trash Removal	\$4,100.00	\$4,047.09	\$52.91	\$3,725.00	(\$375.00)
Tree Removal & Trimming	\$2,000.00	\$2,520.00	(\$520.00)	\$4,000.00	\$2,000.00
<b>TOTAL EXPENSES</b>	<b>\$25,740.00</b>	<b>\$23,600.11</b>	<b>\$2,139.89</b>	<b>\$28,956.00</b>	<b>\$3,216.00</b>
<b>TOTAL INCOME</b>	<b>\$25,740.00</b>	<b>\$26,902.08</b>	<b>\$1,162.08</b>	<b>\$26,440.00</b>	<b>\$700.00</b>
<b>TOTAL NET INCOME</b>	<b>\$0.00</b>	<b>\$3,301.97</b>		<b>(\$2,516.00)</b>	<b>(\$2,516.00)</b>



# PROPOSED 2015 BUDGET CHANGES

## INCOME

Beautification Fund  
Dues  
Farm Rent  
Interest  
Late Fees  
Misc. Fees  
Special Assessments

No Changes = \$300  
Expect all properties to pay. 35 lots @ \$175/qtr + 2 lots @ \$145/qtr = \$25,660  
No Changes = \$450  
No Changes = \$30  
No Changes = \$0  
No Changes = \$0  
No Changes = \$0

## EXPENSES

Administrative  
Association Party Expenses  
Clean-up Expenses  
Donations (Out)  
Electric Utility  
Equipment Purchases  
Equipment Repair Maintenance  
Fuel  
Grounds Maintenance  
Insurance  
IRS Taxes  
Lawn Mowing  
Legal Services & Fees  
Lighting Supplies  
Miscellaneous  
Mosquito/Insect Control  
Pond Maintenance  
Real Estate Taxes  
Road Maintenance & Repair  
Snow Removal  
Superintendent  
Trash Removal  
Tree Removal & Trimming

Increase \$150 for Website Fees = \$450  
No Change = \$400  
Increase \$1,000 for chipping brush pile = \$1,500  
No Change = \$300  
Increase \$180 due to rate increases and usage = \$900  
No Changes = \$500  
No Changes = \$250  
No Changes = \$60  
No Changes = \$300  
No Changes = \$600  
No Changes = \$150  
Has been the same for the last 4 years, recommend increase \$200 = \$1900  
Estimate to change Restrictions = \$1,500 increase = \$1,900  
No Changes = \$500  
No Changes = \$100  
No Changes = \$2,400  
No Changes = \$1,000  
Decrease \$188.48 = \$2,171  
Decrease \$2,250 = \$250  
Increase \$1,000 = \$3,000-  
No Changes = \$2,600  
Decrease \$375 = \$3,725  
Increase ~~\$2,000~~ ~~\$4,000~~ (Due to need to remove all dead trees from Common Ground)  
2000



## 2015 ANNUAL MEETING

Called to Order 7:10 pm by Dirk Ward

### Secretary Report

Last years minutes were read and approved (Jim Schwab, Scott Estep Second)

### Treasurers Report

Treasurers report was read and approved ( Chad Hanna, Rick McGee Second)

### Superintendent - (Dirk Ward, Charlie Stelle Seconded)

- Lot of ditch cleaning work was completed throughout the year
- Tilapia was added to the ponds with 15 going in the small pond and 20 to the large
- A new aerator was purchased and installed
- Various lighting repairs were completed
- Fall clean-up was very poorly attended
- Several trees were removed with the 2000 budgeted for removal, we also incurred an additional 1000 expense for the removal of a large tree from a residents property.

### Old Business

- Security Camera
  - Camera has been moved to a better location to capture more usable pics
- Pond Maintenance
  - Overall wasn't impressed with tilapia and will not be using again
  - Aimers were mentioned and it was noted these just eat grass and may not be the best answer for our situation
- Association Booklet
  - There were no questions regarding the booklets
  - It was mentioned that if copies are made to beware that this may change the scale on the included surveys
- Setbacks
  - Jim Schwab suggested that all properties that may be encroaching on initially established setback lines be granted an easement

### New Business

- Road Repair
  - Oil prices didn't fall last year significantly reducing road repair estimate so no actions were taken on the road. With the significant drops in Oil prices the quotes will be revisited and if there is significant savings in the project maybe action will be taken this year.
- Association Documentation review requested



- Definitions of various items needed
- Appealing and Enforcing needs updated
- The original bylaws were wrote in the 70's with revisions made in 1997 and it is felt that they may need reviewed and amended again.

Jim Schwab moved that there be a halt on all building of detached structures for 6 months, Seconded by Donna Johnson.---Turned down by vote of community

- It was asked that the board revisit the Natural Gas project.
  - Concern was raised that for vote last year there wasn't enough information for the community to make their decision
  -
- EPA-Chipping-Clean-up and added costs
  - It was noted that there is to be NO BURNING ON COMMON GROUND
  - Board is going ot get estimates for the chipping of the brush from the community and make a decision form these numbers
- Superintendent Vacancy- Ed Cleland has stepped down as superintendent and the board will be addressing how to handle filling vacancy
  - A job description will be put together
- 2015 Budget is attached and was approved by Dirk Ward and seconded by Anne Huner
- Board Member nomination
  - Jim Schwab nominated himself
  - Dirk Ward Nominated by Jenni Robinson
  - Terri Bateson nominated by Jim Schwab
- Nominations closed Lorena, Seconded by Jenni
- Meeting adjourned Chad Hanna, Seconded Dana Ward



*Arlington Woods Property Owners Association*

*P O Box 63*

*Rudolph, OH 43462*

December 31, 2014

Dear AWPOA Residents,

Attached you will find several reports:

- Your personal Year End Statement
- 2014 AWPOA Budget
- 2014 Financial Statement
- 2014 Financial Statement by Account (NEW)
- 2015 AWPOA Budget on the backside of this letter

Your Year End Statement reflects your account activity for the year 2014. **IT IS NOT A BILL, DO NOT PAY!**

For those of you who made a donation to the Beautification Fund when you could not help at a Spring, Fall, and /or the Special Storm Cleanup, you will see your donation amount listed as Donation By Qtr.

On the backside of the statement you will find a report showing the AWPOA 2014 Budget. This shows the budget compared to the actual amount taken in and the actual amount spent. For example, of the \$26,902.08 Total Income, Farm Rent made up 1.67% or \$450.00. There is also a variance column that shows in dollars how far we missed the budgeted amount. Income amounts in red means we were short of the budget, and expense amounts in red means we spent over the budgeted amount. For the expense section, there is a column that shows the cost of that expense per lot.

The 2014 Financial Report explains where we are financially, how we did, and those major things that had the biggest effect on how we did.

Starting in 2011 an increase of \$25.00 per quarter was instituted for the purpose of resurfacing the roads. At the 2014 Annual Meeting a request was made that we somehow show the financial status of this "fund". From this request a new report was started called "Financial Statement by Account". This report simply breaks the Association dollars into two categories; Capital Expenditure Account, and Operating Expenditure Account. This breakdown is on paper only, that is, there are not two separate bank accounts. Beginning with the first \$25.00 collected in 2011 and continuing to date, these dollars have been accruing in the Capital Expenditure Account and the remainder of the Dues, Farm Rent, Beautification Fund, Late Fees, and any other income is accounted for in the Operating Expenditure Account. For the year ending 2014, the ending balance of \$31,314.79 breaks down to \$14,475.00 in the Capital Account and \$16,839.79 in the Operating Account.

The 2015 AWPOA Budget is self-explanatory.

Finally, thank you all for making your payments in a timely manner.

Have a Healthy, Happy, and Safe New Year.

Jim Schwab, AWPOA Treasurer



## 2014 AWPOA BUDGET

Category	Budget Amount	Actual Amount	as of % of Actual Spent	1/8/2015 Variance To Date	Cost Per Lot * 37
<b>Income</b>					
Beautification Fund	\$300.00	\$320.00	1.19%	\$20.00	
Dues	\$24,960.00	\$26,009.75	96.68%	\$1,049.75	
Farm Rent	\$450.00	\$450.00	1.67%	\$0.00	
Interest	\$30.00	\$37.83	0.14%	\$7.83	
Late Fees		\$84.50	0.31%	\$84.50	
Misc. Fees		\$0.00	0.00%	\$0.00	
Special Assessments		\$0.00	0.00%	\$0.00	
<b>TOTAL INCOME</b>	<b>\$25,740.00</b>	<b>\$26,902.08</b>	<b>100.00%</b>	<b>\$1,162.08</b>	
<b>Expenses</b>					
Administrative	\$300.00	\$420.37	1.78%	(\$120.37)	\$11.36
Association Party Expenses	\$400.00	\$224.45	0.95%	\$175.55	\$6.07
Clean-up Expenses	\$500.00	\$695.08	2.95%	(\$195.08)	\$18.79
Donations (Out) ****	\$300.00	\$300.00	1.27%	\$0.00	\$8.11 XXXX
Electric Utility	\$720.00	\$875.91	3.71%	(\$155.91)	\$23.67
Equipment Purchase	\$500.00	\$376.14	1.59%	\$123.86	\$10.17
Equipment Repair Maintenance	\$250.00	\$54.90	0.23%	\$195.10	\$1.48
Fuel	\$60.00	\$0.00	0.00%	\$60.00	\$0.00
Grounds Maintenance	\$300.00	\$19.19	0.08%	\$280.81	\$0.52
Insurance	\$600.00	\$550.00	2.33%	\$50.00	\$14.86
IRS Taxes	\$150.00	\$115.00	0.49%	\$35.00	\$3.11
Lawn Mowing	\$1,700.00	\$1,700.00	7.20%	\$0.00	\$45.95
Legal Services & Fees	\$400.00	\$0.00	0.00%	\$400.00	\$0.00
Lighting Supplies	\$500.00	\$151.46	0.64%	\$348.54	\$4.09
Miscellaneous	\$100.00	\$0.00	0.00%	\$100.00	\$0.00
Mosquito/Insect Control	\$2,400.00	\$2,046.06	8.67%	\$353.94	\$55.30
Pond Maintenance	\$1,000.00	\$975.46	4.13%	\$24.54	\$26.36
Real Estate Taxes	\$2,360.00	\$2,359.36	10.00%	\$0.64	\$63.77 XXXX
Road Maintenance & Repair	\$2,500.00	\$20.18	0.09%	\$2,479.82	\$0.55
Snow Removal	\$2,000.00	\$3,549.46	15.04%	(\$1,549.46)	\$95.93
Superintendent	\$2,600.00	\$2,600.00	11.02%	\$0.00	\$70.27
Trash Removal	\$4,100.00	\$4,047.09	17.15%	\$52.91	\$115.63 ***
Tree Removal & Trimming	\$2,000.00	\$2,520.00	10.68%	(\$520.00)	\$68.11
<b>TOTAL EXPENSES</b>	<b>\$25,740.00</b>	<b>\$23,600.11</b>	<b>100.00%</b>	<b>\$2,139.89</b>	<b>\$644.09</b>
<b>TOTAL INCOME</b>	<b>\$25,740.00</b>	<b>\$26,902.08</b>		<b>\$1,162.08</b>	
<b>TOTAL NET INCOME</b>	<b>\$0.00</b>	<b>\$3,301.97</b>			

\* 37 Lots Used for Calculation

\*\*\* 35 Lots Used for Calculation (37 Lots less 2 Vacant lots)

\*\*\*\* Donation to Central Joint Fire District

XXXX You may be able to deduct items under "Cost Per Lot" column that are marked with "XXXX" from your Income Taxes. If you have not owned your property for the full year you may not be entitled to the full amount. You should consult your Tax Preparer concerning this.



## 2014 FINANCIAL STATEMENT

Beginning Balance	1/1/2014	\$28,012.82
2014 Total Income		\$26,902.08
2014 Total Expenses		\$23,600.11
Ending Balance	12/31/2014	\$31,314.79
Yearly Gain/Loss		\$3,301.97

### Accounts Receivable

### EXPLANATION OF GAIN/LOSS

#### INCOME

MWA Bank paid all back dues less the late fees on Lot #27 and will pay future dues until sold.

Beautification Fund donations were budgeted at \$300 and came in at \$320 (\$20 over budget). This should be much higher considering that less than half of the properties participated in the cleanups.

And as usual we had some late fees to collect (\$84.50).

#### EXPENSES

Snow plowing way over budget due to unusual winter (\$1549.00 over)

Tree removal over do to removal of tree on resident's house (\$520.00 over)

Electric rates rose more than anticipated & usage up (\$155.91 over)

Saved about \$2500 by only doing cold patch to roads

Clean up Expenses over budget by \$195.08. Normally the clean up expenses only amount to food, drinks and maybe some gas. However, since we had to have the brush from the Fall Cleanup chipped (\$400) and at the same time turn out was so low we did not have food and drinks at the Fall Cleanup a lower budget shortfall was realized.

Administrative was over \$120.00, mainly due to Website fees doubled due to 1st year being special offer of 1/2 discount and postage for Booklets sent to residents who did not attend last Annual Meeting.

**NOTE: We show a gain of \$3,302. However when we take out the amount (\$25) set aside from the dues each quarter for future road replacement, and take out the amount (\$900) that was not expected to happen from MWABank on the T. Clark property #27, the gain now becomes a loss of \$1,348.**



**CAPITAL EXPENDITURE ACCOUNT**

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Current Year Operating Expenses		\$23,600.11
Ending Balance	12/31/2014	\$16,839.79

\* LESS \$25 FOR ACCRUAL TO CAPITAL EXPENDITURE ACCOUNT



# PROPOSED 2015 BUDGET CHANGES

## INCOME

Beautification Fund  
Dues  
Farm Rent  
Interest  
Late Fees  
Misc. Fees  
Special Assessments

No Changes = \$300  
Expect all properties to pay. 35 lots @ \$175/qtr + 2 lots @ \$145/qtr = \$25,660  
No Changes = \$450  
No Changes = \$30  
No Changes = \$0  
No Changes = \$0  
No Changes = \$0

## EXPENSES

Administrative  
Association Party Expenses  
Clean-up Expenses  
Donations (Out)  
Electric Utility  
Equipment Purchases  
Equipment Repair Maintenance  
Fuel  
Grounds Maintenance  
Insurance  
IRS Taxes  
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Lighting Supplies  
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Mosquito/Insect Control  
Pond Maintenance  
Real Estate Taxes  
Road Maintenance & Repair  
Snow Removal  
Superintendent  
Trash Removal  
Tree Removal & Trimming

Increase \$150 for Website Fees = \$450  
No Change = \$400  
Increase \$1,000 for chipping brush pile = \$1,500  
No Change = \$300  
Increase \$180 due to rate increases and usage = \$900  
No Changes = \$500  
No Changes = \$250  
No Changes = \$60  
No Changes = \$300  
No Changes = \$600  
No Changes = \$150  
Has been the same for the last 4 years, recommend increase \$200 = \$1900  
Estimate to change Restrictions = \$1,500 increase = \$1,900  
No Changes = \$500  
No Changes = \$100  
No Changes = \$2,400  
No Changes = \$1,000  
Decrease \$185 = \$2,175  
Decrease \$2,250 = \$250  
Increase \$1,000 = \$3,000  
No Changes = \$2,600  
Decrease \$375 = \$3,725  
No Changes = \$2,000



## 2015 AWPOA BUDGET

Category	Budget Amount 2014	Actual Amount 2014	1/10/2015 Variance To Date	2015 BUDGET	Change From 2014 Budget
<b>Income</b>					
Beautification Fund	\$300.00	\$320.00	\$20.00	\$300.00	\$0.00
Dues	\$24,960.00	\$26,009.75	\$1,049.75	\$25,660.00	\$700.00
Farm Rent	\$450.00	\$450.00	\$0.00	\$450.00	\$0.00
Interest	\$30.00	\$37.83	\$7.83	\$30.00	\$0.00
Late Fees		\$84.50	\$84.50		\$0.00
Misc. Fees		\$0.00	\$0.00		\$0.00
Special Assessments		\$0.00	\$0.00		\$0.00
<b>TOTAL INCOME</b>	<b>\$25,740.00</b>	<b>\$26,902.08</b>	<b>\$1,162.08</b>	<b>\$26,440.00</b>	<b>\$700.00</b>
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Administrative	\$300.00	\$420.37	(\$120.37)	\$450.00	\$150.00
Association Party Expenses	\$400.00	\$224.45	\$175.55	\$400.00	\$0.00
Clean-up Expenses	\$500.00	\$695.08	(\$195.08)	\$1,500.00	\$1,000.00
Donations (Out) ****	\$300.00	\$300.00	\$0.00	\$300.00	\$0.00
Electric Utility	\$720.00	\$875.91	(\$155.91)	\$900.00	\$180.00
Equipment Purchase	\$500.00	\$376.14	\$123.86	\$500.00	\$0.00
Equipment Repair Maintenance	\$250.00	\$54.90	\$195.10	\$250.00	\$0.00
Fuel	\$60.00	\$0.00	\$60.00	\$60.00	\$0.00
Grounds Maintenance	\$300.00	\$19.19	\$280.81	\$300.00	\$0.00
Insurance	\$600.00	\$550.00	\$50.00	\$600.00	\$0.00
IRS Taxes	\$150.00	\$115.00	\$35.00	\$150.00	\$0.00
Lawn Mowing	\$1,700.00	\$1,700.00	\$0.00	\$1,900.00	\$200.00
Legal Services & Fees	\$400.00	\$0.00	\$400.00	\$1,900.00	\$1,500.00
Lighting Supplies	\$500.00	\$151.46	\$348.54	\$500.00	\$0.00
Miscellaneous	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00
Mosquito/Insect Control	\$2,400.00	\$2,046.06	\$353.94	\$2,400.00	\$0.00
Pond Maintenance	\$1,000.00	\$975.46	\$24.54	\$1,000.00	\$0.00
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Road Maintenance & Repair	\$2,500.00	\$20.18	\$2,479.82	\$250.00	(\$2,250.00)
Snow Removal	\$2,000.00	\$3,549.46	(\$1,549.46)	\$2,480.00	\$480.00
Superintendent	\$2,600.00	\$2,600.00	\$0.00	\$2,600.00	\$0.00
Trash Removal	\$4,100.00	\$4,047.09	\$52.91	\$3,725.00	(\$375.00)
Tree Removal & Trimming	\$2,000.00	\$2,520.00	(\$520.00)	\$2,000.00	\$0.00
<b>TOTAL EXPENSES</b>	<b>\$25,740.00</b>	<b>\$23,600.11</b>	<b>\$2,139.89</b>	<b>\$26,440.00</b>	<b>\$700.00</b>
<b>TOTAL INCOME</b>	<b>\$25,740.00</b>	<b>\$26,902.08</b>	<b>\$1,162.08</b>	<b>\$26,440.00</b>	<b>\$700.00</b>
<b>TOTAL NET INCOME</b>	<b>\$0.00</b>	<b>\$3,301.97</b>		<b>\$0.00</b>	<b>\$0.00</b>



## **AWPOA Board Meeting January 15, 2015**

The first AWPOA Board meeting of 2015 was held at the home of Jim Schwab and called to order at 7:35 by Dirk Ward. In attendance were Dirk Ward, Jim Schwab, Kurt Joseph, Chad Hanna and Terri Bateson. Tony Wulff was absent.

First on the agenda was to vote on new officers. Jim nominated Dirk for president, 2<sup>nd</sup> by Chad. Chad for vice president, 2<sup>nd</sup> by Terri. Terri for Secretary, 2<sup>nd</sup> by Kurt. Dirk nominated Jim for treasurer, 2<sup>nd</sup> by Chad. All nominees accepted their nominations & were passed unanimously.

Due to absence of Tony, minutes from last meeting were not read or approved.

The main topic of discussion was to set a timeline for review and suggestions for AWPOA rules/regulations & bylaws. It was decided that the board will meet in executive session on Feb 5, 2015 to review problem areas of our community bylaws and come up with suggested changes & recommendations to gray areas of concern prior to passing them along to the association. Once we have made notes of changes we will then pass along those suggestions via e-mail PDF format (Feb 12) to homeowners so that all may review and add their own suggestions. Please note, all correspondence will be kept confidential. Once this review has been sent out, property owners will have 30 days (March 12) to respond – again, all anonymously. The board will then compile those suggestions/requests into a survey for a final community vote to be sent out March 25, again with a 30 day deadline (4/25). Upon submission & review at the April 30<sup>th</sup> board meeting the board will then submit these findings to an attorney for estimate/review. It was suggested that we have something ready for attorney review and a reply within a 6 month time frame, putting us at a July 8<sup>th</sup> deadline. Kurt motions to accept dates and deadlines for bylaw review. Seconded by Chad.

All board meetings dates & times can now be found on your quarterly statements as well as the AWPOA website, [arlingtonwoods.org](http://arlingtonwoods.org) and are as follows: [Locations to be announced](#)

**March 19, 7:30**

**April 30, 7:30**

**July 16, 7:30** \* tentative based on attorney results

**Sept 24, 7:30**

**Nov 19, 7:30**\* if necessary

The following dates for future AW activities were also decided. Please mark your calendars accordingly.

**Spring Cleanup** - Saturday APRIL 18<sup>TH</sup> (rain date APRIL 25) 9:00

**Summer Picnic** - Sunday JULY 27<sup>TH</sup> 4:00

**Fall Cleanup** – Saturday OCTOBER 10<sup>TH</sup> (rain date OCT 17)

**Trick or Treat** – Sunday OCTOBER 26<sup>TH</sup> 6:30-7:30



**Holiday Party – Wednesday DECEMBER 9<sup>th</sup> 7:00**

The board will be getting estimates for spring/fall chipping as well as what a quarterly charge would be.

Due to the retirement of our ever faithful servant/superintendent, Ed Cleland, we are asking for the communities' help. Please pitch in if/when you see a problem or contact a board member with any concerns. We hope to have a job description available in the near future. And, if you happen to see Ed, please thank him for all of his years of caring and hard work. We will miss him more than we even realize yet.

Kurt will be checking with Buckeye Cable for cable pricing/availability for the woods. Many residents have been displeased with Time Warner service so he will be checking our options.

Meeting was adjourned at 9:26 by Jim. Seconded by Kurt.

Submitted by,

Terri Bateson, secretary

**\*\***Due to the unforeseen thoroughness and time commitment that this endeavor is going to ascertain, the board has made the decision to submit only The Code of Regulations to AWPOA members for the February 12, review/suggestions. The board will be meeting in executive session again on Feb 25, to review the next set of restrictions. We didn't anticipate the time factor this project will take so we ask for your patience with this task. **\*\***



# **Arlington Woods Property Owners Association**

## **Board of Trustees Meeting**

**March 19, 2015**

The meeting was held at the home of Jim Schwab and called to order at 7:40pm. In attendance were Dirk Ward, Chad Hanna, Jim Schwab, and Terri Bateson. Tony Wulff and Kurt Joseph were not present.

### **Secretary's Report**

Secretary Terri Bateson read the minutes of the previous board meeting held on Jan. 15, 2015. Dirk Ward moved to accept the minutes as read. Jim Schwab seconded and minutes were approved unanimously.

### **Treasurer's Report**

Treasurer Jim Schwab reported that as of March 19, 2015 AWPOA has a balance of \$31,016.67. One property owner is one quarter behind in dues, one homeowner has paid in full for 2015, and one has paid two quarters in advance. All other property owners are up to date.

Trash removal has been paid in full (\$3,723.84) which saves us money over monthly installments, first half of 2015 Real Estate Taxes have been paid (\$1,085.45), Income Tax for farm rent paid (\$116), and Snow Plow fees (\$1,942.85) are up to date.

Chad Hanna moved to accept the treasurer's report. Seconded by Terri Bateson and approved unanimously.

### **Superintendent's Report**

Due to the current lack of a superintendent there was no report. As of now there has been no interest communicated to the board for the super position. A tentative job description is currently being compiled and will be posted soon.

### **Old Business**

The board asks that as an AW property owner you please take the time to review the new amendments to the Declaration of Restrictions and The Code of Regulations suggested by the



board. These by-laws were last updated in 1995 and we are simply trying to clarify ambiguities and inconsistencies. We thank you for your help with any meaningful comments or suggestions for improvement.

The auto looping function on the security camera has been failing to operate properly. Dirk is currently working on this project and is in the process of testing his efforts.

### **New Business**

The harsh winter has taken another toll on the Indian Creek Dr. road conditions. During Spring Cleanup we will need a couple of people to fill and cold patch bad areas.

Due to the lack of stone and the mud the board also approved new stone to be added to both stone drives - one leading back to the meadow and the other leading back to the storage shed. Jim and Tony will look into what type of stone is needed and get estimates and the possibility of Northwest Water & Sewer contributing stone to the south drive.

Spring cleanup will take place Saturday April 18, 2015 at 9:00am (rain date 4/25). Property owners are asked to have any and all brush needing to be chipped at or near the road NO LATER THAN 4/17. Cleanup will be spent working on common areas. This is not the time to work on your own personal property. Since the majority of previous cleanups consisted of hauling brush to the burn pile and we now no longer have that option the board will compile a list of projects needing attention. In the event of inclement weather for both cleanup dates and/or if residents are unavailable on the scheduled dates a list of these projects will be made available to residents prior to 4/18.

The board unanimously gives approval for Chad Hanna to locate and hire a third party contractor to clean the catch basins located in the boulevard provided the cost is less than \$300. Chad will also look into obtaining baskets to catch future debris.

Due to several scheduling conflicts the remaining AWPOA Board of Trustee meetings have been changed to Wednesdays and are now as follows...

**April 29      July 15      September 23      November 18**

The meeting was adjourned at 9:45pm.

Respectfully Submitted,

Terri Bateson

AWPOA Secretary



## **AWPOA**

### **Board of Trustees Meeting**

**April 29, 2015**

The meeting was held at the home of President Dirk Ward and called to order at 7:43pm. Also in attendance were trustees Jim Schwab, Tony Wulff and Terri Bateson. Chad Hanna was absent. Also in attendance were Roy Clark, Terry Fetzek and Chuck Fetzek.

#### **Secretary's Report**

Secretary Terri Bateson read the minutes from March 19, 2015. Jim Schwab moved to accept the minutes as read, Tony Wulff seconded and the motion passed unanimously.

#### **Treasurer's Report**

Treasurer Jim Schwab reported that AWPOA currently has an overall balance of \$33,989.24.

Our farm tenant has paid his rent in full for 2015 (\$450).

Our largest expense since the last treasure's report was for spring clean-up (\$226.83).

Quarterly Statements are due May 10, 2015

Dirk Ward motions to accept the treasurer's report, Terri seconded and motion passed unanimously.

#### **Superintendent's Reports**

Ed has still been taking care of lights a few odd jobs. The superintendent job description is nearing completion and will be dispersed soon.

#### **Old Business**

The board only received three responses from property owners concerning the AWPOA Rules & Regulations and restrictions.

Northwest Water & Sewer supplied and spread stone on the south drive leading back to the storage shed.

Chad is waiting for a quote from a company to clean out catch basins in the boulevard.

### **New Business**

Gearhart will be working on fixing the well Friday 5/1/15.

The south pond aerator is not working. Joe Kuhlman is working on a solution. (Thanks Joe)

Tony has lined up Jim Palmer to bring in stone for the drive leading back to the meadow not to exceed \$800. The board is also allocating an additional \$225 for a load of extra berm stone for us to spread along some of the bad areas of Indian Creek Dr. to keep the road from breaking off and further deteriorating.

Due to the drop in oil pricing Dirk arranged for a road resurfacing quote from Morlock. Although it was a lower bid compared to the previous bid from 2 ½ years ago the board felt it was still not significant enough to proceed.

The board realizes that the front hill is not the most aesthetic look but we feel the work and money involved in seeding/planting with groundcover would be in vain. Roy pointed out that it has been cut down in years past and within a short period of time grows back. Chuck Fetzek suggested to use the wood chippings from our brush but that also could be quite a challenge, to say the least.

Jim made a motion to accept the brush chipping bid from Kevin Ireland (\$575) and to also have him chip the additional pile by the south lift station providing it doesn't exceed an additional \$60. Jim will contact Kevin. Chipping should be started by the end of the week of May 4. Seconded by Dirk.

It has been brought to the board's attention that there have been a few strangers in the woods hunting mushrooms. If you feel comfortable approaching them just ask that they have permission from an AWPO.

The board approves a memorial for former resident Virginia Craft. Terri will take care of details and planting of a lilac bush.

There are, and will be more, free wood chippings/mulch available back at the south trailer storage area for residents as well as several downed trees for anyone needing wood.



Jim and Lorena Schwab have offered to host the summer picnic at their home, #16, on July 26<sup>th</sup>.

The tractor will be kept in reasonably good running condition for anyone wanting/willing to mow the meadow this summer.

The wood splitter is currently broken but a part is being ordered for repair.

**Open Floor for guest comments**

Resident Roy Clark expressed concern over the vagueness and penalty fees for violation of any rules. The board will take this under consideration during Executive Session following the adjournment of the regular meeting.

Chuck & Terry Fetzek expressed their disappointment in the addition of rules as well. They feel that the board is unwarranted and most of the rules/regulations/declarations are not needed.

After a heated discussion ensued Dirk called for an abrupt adjournment of the meeting.

Respectfully Submitted by

Terri Bateson, secretary





## AWPOA Board Meeting

July 15<sup>th</sup> 2015

In attendance Board Members- Dirk Ward, Jenni Robinson, Ed Cleland, Jim Schwab, Chad Hanna Also attending- Roy Clark, Chuck Fetzek Clyde Willis

Absent- Terri Bateson

Location- Home of Dirk and Dana Ward

Call to Order- 7:34 By Dirk Ward

Secretary report- Read by Dirk Ward. Motion to approve Jim, Seconded by Dirk

Recognize New Board Members- Jenni Robinson, Ed Cleland

Treasurers Report- Presented by Jim Schwab Motion to Approve by Ed, Seconded by Jenni

- Current Balance as of July 14<sup>th</sup> 2015- \$31,963.29
- Expenses over \$100 since last report
- Mowing- 3 months- \$750
- ABC Tree Service- Chipping Brush \$854
- Gearhart Plumbing- Well \$600
- Bluffton Aeration- Catch Basins \$300
- Ed Cleland - New Aerator & Valve- \$520.70
- James Schwab - Website Renewal- \$156.22
- 2<sup>nd</sup> Half Real Estate Taxes- \$1085.43
- Mosquito Spraying- 6 Applications- \$614.55
- Jim Palmer for Stone North Drive- \$495.97
- One Owner Past Due 1 Quarter

### Old Business-

- well fixed.= Done
- Stone for drive to meadow and build up berms = Dirk will Call Palmer for Stone Delivery to complete berm build up
- Chipping = Done
- Air pump for south pond.= Done
- Clean out of front catch basins =Done
- Memorial for Virginia Craft (Kim Estep Mother)= Done
- For sale sign for Clark's property =Done and Sold
- Tire on Tractor- Not done
- Spider for Log splitter= have but needs installed

### New Business:

- Brush Disposal Options- The Board will be reviewing options for utilizing the current trailers in possession by the community, or purchasing a new trailer to be dedicated for brush removal.
- Trees down back by trailer storage.- Free Firewood for anyone wanting down trees.
- Summer Picnic July 26<sup>th</sup> at the home of Jim and Lorena Schwab.

- mowing meadow – Dirk made a motion to purchase a new tire for the tractor seconded by Jim. Guest Chuck Fetzek offered a suggestion that the community could sell the tractor to Roy Clark for the amount of \$1 and in turn the Roy would assume responsibility to maintain the tractor and the community would no longer be responsible. Roy responded that he would not be interested in this option.
- Flooding- With the higher than normal rainfall for late June-July flooding occurred throughout many properties within the Arlington Woods Community. The board discussed options of cleaning the ditches to help water move, and it was also noted that until the Portage River is cleaned this problem will continue to worsen.
- Mosquitoes- Ed Cleland brought last bottle of Altosid to the meeting for a volunteer to apply throughout all low lying areas of the common ground currently underwater. A discussion took place about how to obtain Altosid for personal property and it was determined that the best option for purchasing could be ordering online through various suppliers. Jenni Robinson passed along some info from John Powell regarding Bat houses and his previous experiences. John suggests that anyone interested in making bat house use wood that has not been chemically treated, and that they are to be hung on the hot side of the tree to encourage bats to use.
- North Pond- Steve Bateson recently sprayed for Duckweed, which is the green layer currently covering the north pond. On the south pond Joe Kuhlman has been applying Copper Sulfate, Quinine and a bluing solution to keep the pond clean. Ed will attempt this process on the North Pond to help clear up the appearance, but any more heavy rain bringing runoff water from surrounding fields can and will add phosphates which will continue to cause a duck weed bloom. We also discussed options for future clean up projects around the pond to cut and clear brush to help keep the decaying leaves from building up in the ponds.
- New residents-
  - Mark and Pam Yenchik # 27
  - Tyler and Bethany Mohre # 19
  - Jeffrey and Lois Jackson # 12
- Superintendent vacancy - The board finalized and approved the job description and this will be distributed to the community for applicants by Dirk Ward. Any resident interested in this position should submit their application within 2 weeks of the distribution.

#### Open Floor for guests in attendance

- Roy Clark attended the meeting to discuss his thoughts on executive sessions and his concern about board transparency.
- Chuck Fetzek brought up his concerns about underage drivers, Natural gas project and suggests that the payoff would be considerable and not feasible at this time but suggested we wait and see if Mid-wood at the intersection of 25 and 281 decides to change to Natural Gas. He also brought forward his concern about below grade propane tanks and their longevity, and potential mandates prohibiting them in the future.
- Clyde Willis attended the meeting for a short time to ensure a discussion about the superintendent vacancy occurred, but left early before conversation took place.
- Next Meeting: September 23<sup>rd</sup>, location TBD, time 7:30



- Adjourn for Executive Session:
  - During the Executive Session Jim Schwab asked that we include a thank you to John Powell for his efforts with the moles along the boulevard, and the fresh paint on the AW sign, the NO Swim/Fish signs, and the Speed Limit sign. Also the board would like to thank Ed Cleland for his efforts in fixing the south pond aerator.
  - Jim Schwab has asked for a set of keys for the community garage, pump house, tractor, etc, and Chad Hanna has volunteered to give the set he keeps to Jim. Current Key holders are: Dirk, Jim, Ed.

Meeting adjourned at 9:38 motion by Jenni Robinson seconded by Ed Cleland

# **Arlington Woods Property Owners Association**

## **Board of Trustees Meeting**

**September 23, 2015**

The meeting was held at the home of Jim and Lorena Schwab & called to order at 7:35pm by Jim Schwab. In attendance were President Dirk Ward, Treasurer Jim Schwab, Secretary Terri Bateson, Trustees Jenni Robinson & Ed Cleland as well as Co-superintendent John Powell. Vice President Chad Hanna was absent. A property owner from #15 was also represented.

### **Secretary's Report**

Jim Schwab moved to accept the minutes from July 15, 2015 be accepted as read. Ed Cleland seconded and approval was unanimous.

### **Treasurer's Report**

Treasurer Jim Schwab reported that the Capital Expenditure account (road fund) is \$17,350.00 and the Operating Expenditure account is \$16,480.64, making a total current balance as of 9/22/15 of \$33,830.

Expenses over \$100 since last report are:

- \*Mowing (2 months) - \$500
- \*Fire Dept. Donation - \$300
- \*Doug Amos (downed common tree removal from storm) - \$1,500
- \*Mosquito Spraying (9 applications) - \$921.82
- \*Summer picnic - \$131.97
- \*Tractor Repair - \$129.81
- \*Stone for Berm - \$127.74
- \*August Maintenance Crew Salary - \$216.66
- \*Insurance - \$550.00

There are no AWPOA dues in arrears.

Ed Cleland moved to accept the treasurer's report, seconded by Terri Bateson. Motion passed unanimously.

### **Maintenance Crew Report**

John & Jim have been quite busy working on projects, cleaning up and thinking up new jobs that they would like to attack.



The following is a list of completed tasks:

\*Put stone along berm, cut brush back from edge of road, repaired/replaced lights on trailer, serviced splitter and blowers, put a switch on the well, repaired road from tree damage (near #24), cut trees back to storage shed and hill. (free firewood piled along drive near lift station. 1<sup>st</sup> come 1<sup>st</sup> served), repaired tractor tire, straightened overhead door on storage shed, purchased tie downs/tarps & straps for trailer, hauled brush to landfill, cleaned out old & broken equipment from storage shed and organized remaining items.

Ongoing projects include:

\*blowing off road, cleanup of small brush, identifying dead common ground trees, hauling brush to landfill

Future Projects include, but not limited to:

Sharpening blades on brush hog, cold patch bad areas of roadway, clean ditches, locate survey pins in the road, determine how to winterize well, open up trails in meadow.

Maintenance has also received lots of help from Ed Cleland with lighting repair and training. Ed will also be assisting with identifying dead trees.

Thank you all for your dedication to the betterment of Arlington Woods.

### **Old Business**

Tire repair on the tractor has been completed and it is now back in working order.

Dirk replaced the spider piece on the log splitter & and it is now operational as well.

### **New Business**

Brush disposal was discussed at length. Brush was determined to be only organic, biodegradable material including sticks, twigs, branches under 3" in diameter and plant waste. It DOES NOT include building materials, construction items, cabinets, chairs, 2x4's...

Starting soon, any good, manageable length pieces of wood larger than 3" in diameter will be saved and stacked back by the storage shed/lift station area for free firewood. This will be available anyone for as long as supplies last.

Home owners are responsible for their own lots and the debris that is collected. Maintenance will be glad to bring the trailer to your home & once you've loaded your brush you may contact them & they will even haul it to the landfill for you, but this will be at the homeowner's expense. A hard copy explaining this policy is being compiled and will be provided to all property owners.

The Board had asked the water co. to work on the aesthetics of the plastic tote back by the lift station going towards to storage shed. Nothing has been resurrected as of right now.

North Pond – Despite several measures that have been attempted so far this year, the board recognizes that this is a serious problem & that we will continue to try to remedy. We don't feel we can wait until next year so Jenni Robinson made a motion to purchase approximately \$100 worth of herbicide to try to get the algae/duck weed under control. Terri seconded the motion. Motion passes - 4 in approval, 1 against. Application will take place the week of 9/28, weather permitting.

Mosquito Control – The board discussed trying a new company for the 2016 season but felt that this year’s extremely wet conditions were to blame for the abundance of the little blood suckers. Also, next year we need to be more proactive with treating standing water along common areas. Jim Schwab motions to stay with our current plan. Dirk seconds. Passes unanimously.

Fall Clean-up will take place Saturday Oct.10, 2015 @ 9:00am. Rain date will be Sat. 10/17/15. Maintenance will provide a project list.

Trick or Treat in the Woods will be Sunday October 25<sup>th</sup> from 6:00-7:00pm. Please have outdoor lights on indicating you will be participating in handing out treats. This is open to all residents and their families.

Tree Trimming/Removal – Ed, John & Jim will be marking dead/dangerous trees in the coming weeks.

Please alert someone on the maintenance crew if/when the tractor needs repairs as well as when the brush trailer is full. Also, please do not leave tractor or other equipment without fuel and when finished park in a conspicuous location. This ensures these items are available if another resident is needing the use of either piece of equipment as well as being able to find said equipment.

Bow Hunting – Only bow hunting is permitted (no guns) in the deep section of the meadow. Please see Chad Hanna (#32) for permits. Two permits are needed per person, one to carry on your person & one to place in a visible spot in your vehicle. ***This is for residents and immediate family only.***

For Sale Signs – The board has had a request to allow ***Homes for Sale*** signs to be placed out along State Route 25 to alert passersby that homes are available. Since this is an issue that can only be permanently changed at the AWPOA Annual Meeting in January, the board has made a trial exception until then to allow signs once a month for three days (Fri,Sat,Sun). There will be one common sign with a flier information box attached. Realtors will be responsible for flier information. Dirk motions for approval. Terri seconds. Passes unanimously. This practice may begin in October.

Jim and John made a list, as well as provided pictures, of items that have been stored in the storage shed that are in need of disposal. These items are either broken, no longer useful or too expensive to be repaired. Dirk motions to allow maintenance to dispose of properly. Ed seconds. Passes unanimously.

**Open Floor for Guests in Attendance** – Topics brought forth by resident #15 were: 1. Planting wildflowers/sunflowers in front of the pond to hide the algae problem. The board felt that this was not a solution to the problem but just a way to mask the situation. This would also prevent access to the pond. The possibility of planting wildflowers along the hill along State Rte. 25 still exists. If there is anyone wanting to volunteer to take on this project please contact the board. We are awaiting word from ODOT concerning no *mow/no spray* signs, but please be aware that we have little to no control over the state mowing or spraying the hill during the summer months.

2. Planting a vegetable garden along the boulevard. The board felt that this would not be the ideal place for a garden as well as being difficult to determine who would care for said garden & who could reap the rewards. However, the meadow is available for any resident wishing to grow a garden.

3. According to resident #15, he has contacted Wood Co. OSU Extension concerning the common trees he wishes to be removed from around his home. The board asks that documentation from Wood Co. Extension, with information as to what their recommendation is, be provided to the board for consideration.



Maintenance has taken one load of brush to the landfill. It is a 20 mile roundtrip. Maintenance is asking for a 50cent/mile mileage stipend to cover gas costs. Terri motions to approve. Jenni seconds. Passes unanimously.

Maintenance is also requesting a 5 gallon gas stipend per month per crew member for the use of their own personal equipment for maintenance projects. This would be limited to 8 months – March thru October. Ed motions for approval. Jenni seconds. Passes unanimously.

Jim motions to store the brush trailer in the meadow during the months of May thru October and then back by the storage shed for the months of November thru April, due to the meadow being too wet during these latter months. Dirk seconds. Motion passes unanimously.

Dirk Ward proposed plans for a detached garage and fence addition on his property. Jim motions to approve Dirk's plans. Motion dies due to fence concerns. Jenni motions to approve garage but not fence. Ed seconds. Motion passes - 3 votes for, 1 against. Dirk abstains from voting.

The next AWPOA Board Meeting will be Wednesday November 18, 2015 @ 7:30. Location to be determined.

Dirk motions to adjourn. Ed seconds. Meeting is adjourned at 11:51pm.

## **Special Board Meeting October 31, 2015**

After receiving a letter from property #15 indicating that, according to a survey completed by a certified arborist, there are 5 common ground trees posing imminent danger to the house and various structures located on the property, the AWPOA board members held a special meeting at 11:00AM on Saturday, 10-31-15 to verify stated information. All members were in attendance as well as property owner #31, Gene Robinson.

After careful consideration and measuring of said trees, it was determined that 4 of the 5 trees do pose a threat and will need to be topped to mitigate potential damage to the home. With the tools and information that the board has to work with, i.e. buried spikes, overhead aerial property circles and attentive measuring, we came to the conclusion that tree #5 is within the owner's property boundaries and therefore it will be left to the owner to determine its fate. If the property owners feel this tree is not on their property they are free to have the area surveyed, at their expense.

The board also observed excessive clearing of common ground to the south of #15 as well as old fencing, edging and rubbish being stored on common ground beyond the owner's property line. Owners will be asked to clean up this area and to please refrain from any further destruction of common areas. Planting more trees to replace those being cut, as well as those that have been removed without permission, was discussed but no conclusion was made at this time.

Jim Schwab motions to top trees 1, 2, 3 & 4 to a height that will prevent property damage to the house (approx. 25'). Chad Hanna seconds the motion. Motion passes with a vote of 5 yes, 1 no.

Meeting was adjourned at 11:52AM.

Respectfully submitted by,

Terri Bateson

AWPOA Secretary

# **Arlington Woods Property Owners Association**

## **Board of Trustees Meeting**

**November 18, 2015**

The meeting was held at the home of Jim and Lorena Schwab and called to order at 7:35pm by President Dirk Ward. In attendance were President Dirk Ward, Vice President Chad Hanna, Treasurer Jim Schwab, Secretary Terri Bateson and Trustee Jennifer Robinson. Trustee Ed Cleland arrived late & Co-superintendent John Powell was not present. Property owners from #15 were also in attendance.

### **Open Floor for Guests**

Property owners from #15 wished to express their relief and praise of how well Kevin Ireland handled topping of 4 trees on common ground near their home. All went well & cleanup, with the help of our maintenance crew, was excellent. They also wished to implement a policy where wood from such projects could be available for property owners (which this procedure already exists), but that board members would have to wait until all others had an opportunity to gather said wood before they could partake. The board isn't sure how such a process could be monitored, so as of now it is still 1<sup>st</sup> come 1<sup>st</sup> served. We will do our best to notify the community when wood is & will be available. Number 15 also posed the question about whether or not an inspection of deteriorating trees by a professional was needed before removal. The board feels that we want to preserve any & all live trees whenever possible. We do not have the ability or qualifications to determine the health other than by looks, so if a property owner wants what appears to be a living tree removed, an inspection will be needed. It was also brought to the board's attention that, according to article 10 section 8 of the Regulations, we are to have an annual audit of the AWPOA books. It has been several years since our last audit. Jim motions that every year at the annual AWPOA meeting the president is to appoint the 3 newly elected board members to audit the books of account for the previous year, according to the Code of Regulations. Ed Cleland seconds. Passes unanimously. Hunting was the final topic for open floor discussion brought forth by #15. A hunting blind had been previously erected in the meadow in the no-hunting area. It has since been removed. If you are unaware as to the designated hunting areas please see Chad Hanna for that information. They are concerned about no clear property lines along the back edge of AW to keep AW hunters in & non AW hunters out. They would also like to be notified when hunting is taking place. Chad Hanna volunteers to be "Hunting Czar" for future years and handle any hunting issue that may arise, regardless of his position on the board. Chad also makes a motion to purchase approximately \$40 worth of no hunting signs & no trespassing signs to erect along the property lines & deep woods sections of AW. Jennifer Robinson seconds. Passes unanimously.



### **Secretary's Report**

Ed motions to accept the minutes as read from 9/23/15. Jenni seconds.

Jenni motions to accept minutes as read from the special meeting dated 10/31/15. Chad seconds.

### **Treasurer Report**

Jim reports that as of 11/18/15 AWPOA has a current balance of \$35,441.37.

Expenses exceeding \$100 since the last report are

- Mowing for 2 months = \$550
- ABC Tree Service (#15 tree topping) = \$800.63
- Speck Sales for tractor tire repair = \$172.94
- Fall Cleanup Food/Bev = \$215.63
- Maintenance Crew salary for 2 months = \$433.32

Dirk motions to pay a mowing bonus of \$100 that has been previously budgeted. Chad seconds. Passed unanimously.

Jim was unable to get an account set up at the landfill without a credit card being put on file. He will inquire about using a prepaid visa.

We have six property owners with dues in arrears.

Ed moves to accept the treasurers report. Jenni seconds.

Dirk motions to take the budgeted legal fees of \$1500 for 2015 that has not been used and put it back into the capital expenditure account. Motion failed.

### **Maintenance Report**

Ed Cleland has joined, or should I say rejoined, the crew. Yea!

Tractor & mower has been put away for the winter.

Spent 2 days assisting Kevin Ireland with tree topping of #15.

Removed large logs by #13 & #15.

Cleaned ditch

Organized shed.

8 loads of brush hauled to landfill.

As well as ongoing jobs such as leaf blowing, brush collection, street lights...

Working on winterizing the well.

Dirk motions to accept maintenance report. Jenni seconds.

### **Old Business**

Jenni reminded the board that there are still dead trees that we had marked & had planned on cutting but are currently still standing on common ground between #31, #37 and #33. They are trees that maintenance plans to remove themselves.

Much discussion was spent on aesthetics of properties and what is acceptable. Please do not use common ground property to store personal items or as a dumping ground.

Despite some interference from the property owner, Kevin Ireland reported that the cutting & cleanup of the 4 trees went relatively smooth & was appreciative of the help from our maintenance crew. He also reported that he gives AW special pricing because we have given him, & continue to give him, business. Individual owners may not experience quite the same savings so making comparisons between jobs will not always seem equal. He is a private business owner & is free to make his fees as he sees fit.

Ed has retired from Christmas light setup. The boulevard Christmas supplies/decorations have seen better days & will need replaced. Anyone wishing to volunteer to take over this job should please contact a board member. AWPOA will provide supplies.

Ed motions to present the boards suggested revisions/reconstruction of the AWPOA Rules & Regulations at the annual meeting to be held on Jan. 14<sup>th</sup>, 2016 up for vote by the property owners. Copies will be emailed for perusal prior to the meeting.

### **New Business**

The Christmas Party will be December 9, 2015. Location yet to be determined. (Since this meeting took place the location has now been determined to be at Robinson's, #31, from 6:30 – 9:00)

The AWPOA Annual Meeting will be held on January 14<sup>th</sup>, 2016 at the home of Dirk and Dana Ward (#5) at 7:00pm. All property owners are highly encouraged to attend. IF you are unable to attend please be sure to sign a proxy and give to any board member or another neighbor who will be attending.

There was a brief discussion about development of new lots back the gravel path towards the hill between #15 & #16. There is room back that drive for a minimum of 3 additional lots which could bring in more revenue for AWPOA. It was decided that until the current lots that are open & for sale have seen construction we will leave the topic of future lots for a later date. The idea of building a pavilion and/or a structure to hold AWPOA activities on one of those lots was also considered as well. The board decided that a new road is top priority for our money at this time.

Terri brought up the idea of making a new, very large, clearing for brush back in the meadow where it would not be visible from any home. The idea would be to make it large enough to let nature take its course of decomposition. This would alleviate the inconvenience & expense of hauling brush as well as give everyone access to clean up their own brush waste. The other board members were happy with the current situation.

Meeting adjourned at 10:24 by Chad Hanna. Jenni seconds.