

January 7th 2014 AWPOA Board Meeting

Preparation for the annual meeting and Budget review

Meeting was held at the home of Jim Schwab. Meeting called to order by Dirk seconded by Terri at 715pm

Secretary Report was not read.

Treasurer's report was presented and approved. The Balance was 28012.60 We had not yet received a bill for snow removal but anticipate that this will need to be increased in 2014 budget as we may have used most of what we had budgeted already. We took in \$450 into the Beautification fund which was 300 more than budgeted. We had 175 in late fees. One property is past due 2 quarters and one is overdue on a late fee one quarter only. With all the savings and changes made we were \$7630.56 under budget or to the good. Motion to approve by Jenni Robinson, seconded by Tony Wulff.

New Business

Please remind all drivers to please drive slowly. There are tracks on the boulevard indicating that someone has been going so fast they aren't making the turn and are ending up over the curb and in the grass. Please drive slowly; the speed limit is 15 miles per hour. There are walkers, and bikes and children also on the street and we do not want to see anyone hurt. Again this is very important if you are the person reading the minutes please share this with every driver in your home so we can be sure everyone slows down.

The budget was reviewed and we discussed issues that might impact it for this year or modifications that could be made.

Catch basins are filling up with Debris and will have to be sucked out; there is a business that can clean these out for us for a fee. Also discussed plans to add tilapia this year to the pond (tilapia can help clean the pond and also serve as a food source for larger fish) these two items are the factors in the pond maintenance expense change.

Ed discussed the costs with the lights and that we may want to move some money into that. Reviewed several different options for the street lights. Decided to replace a couple at a time as budget allows.

Discussed that excess budget could be put towards road repairs as we are saving up enough to possibly do a section now. It was thought that asphalt prices might be coming down in 2014 so this might be the year we can begin this.

Discussed the security camera was purchased and how it will work, had to have new firm ware installed and is working as we wanted now.

Board was pleased with savings in the garbage pickup. Overall many positive trends seen in budget.

Discussed that the website is set up and currently bills to Jenni's credit card as the woods did not have a credit card to set it up to. Will put Jim on so he can look at the bills and set up. Jenni will email the access code out to the board. Jim would like to have the Rules and regulations and all the motions he has found that affect them uploaded so they can be easily found. We will have to add into the budget for next year whatever the cost for the website is (Jenni thinks it's about 50.00) , we also bought the domain rights to Arlingtonwoods.org

Motion was made by Tony Wulff to approve the budget as it now stands. (Monies were moved into pond maintenance, grounds and roads and budget is balanced) Dirk seconds this motion.

Jenni will send out a reminder that the annual meeting is Thursday, January 9th, at 7 pm at Dirk Ward's house. This will be a business meeting so snacks are not required and members can bring their own drinks if they like. We have 6 proxy already, we reviewed that 22 total present or proxy would be needed to hold meeting. There are 36 voting properties now, and we need 60% for a quorum.

Jim said thank you to the Robinsons for hosting the Christmas party.

An error was noted in the annual meeting minutes from last year by Jim, Jenni will correct this when reading the annual meeting minutes, Tony was not leaving office last year, it was the John King/Jim Schwab term that was up and Jim was re-elected in 2013. Tony's term will be up this year in 2014.

Jenni made a motion to adjourn, seconded by Chad. Meeting concluded at 919pm.

Several hand outs were shared at the meeting related to the budget and these will be added to the secretary book.

January 9th 2014 Annual meeting of the Arlington woods property owners association

Held at the home of Dirk and Dana Ward #4.

Meeting was called to order at 720pm by Dirk Ward and seconded by Clyde Willis.

The Secretary report was read by Jenni Robinson. There was an correction/amend made to the last years minutes regarding Tony Wulff's term expired in 2014 (this year) not last year. Minutes were approved with a motion to approve made by Steve Bateson and seconded by Clyde.

The superintendent's report was shared. It was a rough year. We had at least 2 very large storms that did a lot of tree and other damage and we used the whole budget for downed trees as well as having 3 clean ups and we still have quite a bit of clean up to do. Several lights were fixed. All other information has been shared in prior meeting minutes. Motion to approve superintendent report made by Chad Hanna and seconded by Jim Schwab.

Treasurers report was presented. See attached handouts and budget information below.

Old business

- Recycling- is going better now. We are contacted when he will be unable to come by email. (pick up is normally Friday nights) This is still a free service. Terri suggested to please consider Mark at Christmas time to show your thanks. He did also help us find a new company to do the sprayer when ours broke and could not be fixed.
- Trash pickup -We were able to negotiate a better deal and now save 3000 a year on this, plus this year Jim will pay for the whole year at once saving us another 4% off the total bill.
- Road- We did not do large repairs on the road this year. Oil prices were up. We did only some cold patches. We can no longer get anyone to do small repairs so we are saving up to do larger portions at a time. We may be able to approach this topic this year especially if asphalt prices drop as is expected.
- Trees-did add a 3rd clean up this year after the storm thank you so much to all who attended and all who helped after the near disaster. We still have more to clean up in the spring. Ed adds we did 4 or 5 burns of the brush pile which is a lot more than usual and there is brush on there now to be burned. Between Spence's and Long's there is some wood already cut up that just needs taken out of the common area for anyone who wants it.

New Business

- Security Camera-was purchased for the front entrance. Currently being tested and firmware upgraded. Once ready will be installed by front entrance. The thought is that if someone had a problem we could look at the pictures and see who was in and out at that time.
- Mosquito spraying-the sprayer went down this past year and is beyond the point of repair now. We learned the cost of a new sprayer is 8-10,000 dollars not including the spray. So we are now using a contractor to do this who is licensed and insured . They will spray once a week, it is the same company that portage and cygnet use and they are out of Swanton Ohio. Residents

suggested asking them to go back by the burn pile and possibly behind those houses along where the "airstrip" would be at times? Dirk will pass this along.

- Pond Maintenance- We will be adding Tilapia (a kind of fish) this year, they eat debris and will help clean the ponds and also will serve as a food source for our other fish. The Tilapia do not live thru the winter and they will be eaten by larger fish, so they would need to be added each year if we find them helpful. This is a chemical free way to improve the appearance and health of our ponds. Also there are overflow areas that will need to be cleaned out this year as they are full of debris and it's suspected that these catch basins may never have been cleaned out.
- Association booklet. Jim handed out booklets that were individual to each property with their maps and survey information we were able to find. These also include the regulations and updated phone numbers. Much useful information was in these booklets and we are very grateful that Jim took the time to put them together for each one of us. He also reviewed the notes back to 1988 and included the motions and actions since then that affect our rules and regulations. Everyone was given a copy of the budget as well.

Please see Jim Schwab if you did not attend and need to get your booklet.

The maps contained in your folder are what the board uses to determine if a tree is on your property or common ground. Recently with the number of trees damaged in the storm we had to use these maps to know if the property owner would need to pay to remove a dead or damaged tree or if it was on common ground then the association would pay to have it removed. Several residents were surprised to see what the maps showed and the property lines may not have been where they had thought. Again thank you to Jim for all the information shared in these booklets. It was suggested as changes are made that we can add these to the booklets.

2014 budget and Treasurers report.

Handout was given please see attached. New budget was presented by Jim Schwab. Steve Bateson commented that more money should be on trees and roads. The presented budget is balanced at 0 with expense being the same as income and we have a balance in the bank as well, so why could we not have a budget where expenses were higher than income even if the budget shows a negative balance in the red, what are we doing with that 28,000 some in the bank? There is a concern that we should show in the budget that we are in fact accruing this surplus back for the roads. There was much discussion about the raised dues a few years back and that money was to go to the roads or tree removal or a large project of some sort. How can we show in the budget that those monies are being set aside? What about a capital improvement fund? Discussed how to best show this for accounting purposes. Currently this is being done in the software but not in the print out provided to the residents, Jim will work on being able to print out that certain dollars are for larger projects for future budget presentations. Steve Bateson moves to approve the budget that Jim has proposed and Chad Hanna seconds the motion. All were in favor.

Election of new officers. - Chad Tony and Jenni terms will expire and so 3 board positions are now up for election.

Chad Hanna was nominated and accepted

Jenni Robinson was nominated and declined

Kurt Joseph was nominated and accepted (*note new board member)

Anne Huner was nominated and declined

Tony Wulff was nominated and accepted

Joe Kuhlman was nominated and declined.

Steve Bateson moved to close the nominations this was seconded by Clyde Willis. With 3 nominations and 3 open positions Chad Tony and Kurt have been elected to the board for terms of 2014 to 2016. Congratulations.

Jim Schwab moved to adjourn the meeting. Tony Wulff seconded the meeting. Meeting was adjourned at 825pm

An organizational meeting is being planned for the new 2014 board where they will elect officers.

Some handouts provided such as budget will be scanned in and added as an attachment to email and will be attached to this report in the secretary book. These give more details as to the contents in the resident booklets and gives explanations and details of the budget for 2013 vs 2014.

1.30.2014 AWPOA Board meeting

At 705 pm at the home of Jim Schwab #16 the meeting was called to order by President Dirk Ward.

Tony Wulff is not present at this meeting and the board welcomes new board member Kurt Joseph.

Secretary Report

Chad moves to suspend reading of the minutes and this is seconded by Jim. Copies of the minutes were sent out to all prior to the meeting. Printed copies are given to Kurt as he is new to the board.

Superintendent report

#24 had a sensor of the light that needed fixed. Rudder and Dudley called and are wondering are we doing something this year? They are setting their schedule up. Salting of the roads was discussed and Ed had talked to the company doing this for us. The Aerators on the pond are started but the timers are not working. The small pond may now have frozen tubes, so Ed is leaving them run 24 hours a day now until we are able to get new aerators, but with the cold running them 24 hours a day may be the only thing to slow down the fish kill which may be significant due to the cold. Terri moves to accept this report and this motion is seconded by Jim

Treasurers report

A report with detailed financials is shared. Snow removal is already at 1505.18 thru January 6th. We will likely run over this year. He comes thru automatically at 2 inches we don't have to call him every time. Our 1099 tax form was sent. Now doing income tax. Real Estate tax this half has been paid. Jim motions to accept the treasurer's report and Chad seconds this motion.

Old Business

Election of new board members.

Dirk Nominated as President . Jim motions and Chad seconds to approve.

Jim was nominated as treasurer Terri moves to approve and Chad seconds this.

Tony Nominated as secretary by Jim and this is seconded by Dirk.

Chad was nominated as vice president by Terri and this was seconded by Kurt.

Jim moves to close nominations.

Discussed capital expenditures at length, this was a concern brought up at annual meeting and how

to best reflect this on our financials.

Jim motions

“ I move that a special account be set up to be reported on the Financial Statement of AWPOA. The purpose of this account is to report funds the Association is accruing toward larger than normal expenses that are needed; such as resurfacing the roads. This account will be known as the "Capital Expenditure Account". The balance in this account will begin with the \$25.00 amount collected from the inception of the \$25.00 increase in dues beginning with the 1st quarter of 2011 through the 4th quarter of 2013. Said beginning amount as of 12/31/2013 to be recorded in the "Capital Expenditure Account" will be \$10,725.00. Beginning with the 1st quarter of 2014, \$25.00 from each member dues payment will be added to the "Capital Expenditure Account". Further, at the budget meeting of the Board of Trustees each year, the Board will review, and at any time thereafter, the Board may review the Annual Budget and the "Operating Expenditure Account", (defined as the total amount in the bank, less the amount in the "Capital Expenditure Account") to determine if additional dollars should/can be transferred from the "Operating Expenditure Account" to the "Capital Expenditure Account", and direct the Treasurer to act accordingly. If at any time, in the event that in the Board's opinion the "Operating Expenditure Account" falls below an acceptable amount, the Board may direct the Treasurer to transfer dollars back to the "Operating Expenditure Account" from the "Capital Expenditure Account.”

Discussed that we are paying trash all at once this year to save 4 percent on the total, and we had that large snow expense so high expenses this first quarter but no more for the rest of the year so other months will look under budget and these first few will be over.

Chad seconds the amended motion regarding the capital expenditure account.

New Business

Jim states: "I move that at the first Board Meeting of each year, the Board set the dates for the following events:

Spring Cleanup, Fall Cleanup, Summer Party, and the Holiday Party. Further, that these dates be included in the minutes of the meeting and also communicated as a separate notice to all residents along with the minutes. "

This is seconded by Terri Bateson.

Kurt nominates his wife to host the summer party. The following tentative dates are set so that property owners might have these dates in advance to be able to plan ahead.

Summer party will be July 26th (is usually the last Saturday in July or first Saturday in August depending on the fair and tractor pulls)

Easter is April 20th so Spring clean up will be Saturday April 12th with a rain date of April 19th.

Fall clean-up will be November 1st with a rain date of November 8th

Christmas Party will be December 10th at the Schwab's #16

Garage sale days will be June 6-7

Trick or Treat in the woods October 26th

Jim has another motion" I move that the Board's Budget Meeting for the new year be set as the Tuesday preceding the Annual Meeting of the Association. "

Seconded by Terri

Jim had a 4th motion to suggest after much discussion it was amended to read "I move that regular Board Meetings be set, Further, that these dates be included in the minutes of the meeting and also communicated as a to all residents along with the minutes and a reminder that residents interested in attending should contact a Board Member to find out the location and time of the meeting and indicate their intention to attend the meeting."

Seconded by Terri

Meetings for this year are tentatively set for March 26th at Jims house to prepare for April 12th clean up, July 16th, September 24th, November 19th. More to be set as needed. Jim requests Jenni send him a list of these for the web site purposes.

Resident should be urged NOT to use decon or rat poison as pets and wild life can get into it. We have had some sick pets in the woods recently. Residents should NOT put bones out for wild animals. Nothing should be done to entice wild animals such as coyotes into the resident portion of the woods. It is also noted that cooked bones can splinter and kill animals that eat them. Residents are reminded to try to keep their pets in their own yards.

Arlingtonwoods.org website demo was given. Jim will not be administrator and is adding to it. Please send him any good pictures for the website.

Motion to adjourn the meeting was made by Jim at 948 and seconded by Terri. Meeting adjourned Next meeting is scheduled for March 26th at 7pm at Schwab's home #16.

Agenda for Wednesday March 26th AWPOA Meeting

Call to Order-

The Trustees of the Arlington Woods Property Owner Association met at the house of Jim and Lorena Schwab Wednesday March 26th. President Dirk Ward call the meeting to order at 7:09 pm. Tony Wulff, and Kurt Joseph were not in attendance.

Secretary Report-

Due to Tony Wulff's absence, Chad Hanna motioned to suspend the reading of the minutes, this motion was seconded by Terri Bateson.

Superintendents Report-

On March 7th, Ed Cleland installed a new aeration pump timer on the north pond.

Due to the flooding at the entrance Ed has tried his best to maintain the catch basins along the boulevard. The board discussed options on cleaning out and future maintenance of the catch basins to prevent debris from entering and clogging the inlets.

Ed also pointed out that the culvert for his own driveway was frozen over preventing proper drainage to occur. Eventually he was able to break the ice and allow water to flow, but he is concerned the pipe may need replaced. He will assess further once weather improves and personally replace the pipe if necessary.

Dirk Ward motioned to accept the superintendent's report, and this motion was seconded by Terri Bateson.

Treasurer Report-

Treasurer Jim Schwab provided the following report.

The current Checkbook Balance is \$25,077.27

Expenses are above \$100.00 since last report

Republic Services (Trash) has been paid a 1 time payment of \$3,723.84 for the entire year

Income Taxes have been paid in the amount of \$115.00

Jim Palmer Snowplowing has been \$2044.28

YTD Snowplowing costs have come to \$3,549.46 which is \$1,549.46 over budget.

AWPOA has received the first half of this year's farm rent for \$225.00

Currently two properties are past due on their quarterly dues.

1 property is behind by one quarter and the other is past due by three quarters totaling \$670.00

Chad Hanna motioned to approve Jim's treasurer's report. Terri Bateson seconded this motion.

Old Business-

Camera- Dirk Ward provided an update on the security camera. The camera will be placed at the front entrance, and recently has received Firmware updates. Ed will be positioning the camera for a trial period until we find the ideal placement. This camera is capable of taking and holding 10,000 pictures, and does have WIFI capabilities.

Website- Jim continues to make revisions to the website, and is looking suggested vendors, contractors, and service providers. Also any constructive feedback is welcome, so please feel free to review the site and reach out to the site coordinator.

Tilapia- The board will be in contact with Mid Wood Coop to discuss costs, and suggested stock quantities based on the depth of the ponds, and area covered. Mid Wood has a fish delivery service that provides a variety of decorative fish, feeder fish, and game fish.

New Business-

Spring Clean up- Please mark your calendars. The Spring Clean up is scheduled for April 12th and April 19th is the rain date. Participation in the Community Clean up is greatly appreciated, but we understand that we all have personal lives. If you are unable to attend the clean up please reach out to a board member to offer your help or consider providing monetary donations to support the beautification fund.

The board has come up with 4 projects that we should focus our attention on during this year's spring clean up.

- 1) 30 bags of mulch will be purchased. This is less than previous years, but we will only be spreading a thin coat of mulch on the secondary beds, filling the main entrance bed as usual.
- 2) Cut, and remove down trees, brush etc... Areas to focus on are:
 - a. Common ground near 38
 - b. Common ground between properties 12, 32, 28, and 29/30
 - c. Common ground near 35
 - d. Tree's that were dropped along Route 25 by AEP
 - e. Behind Lift Station along south gravel road
- 3) Maintain and burn brush pile

4) Ditch clean up throughout neighborhood.

Road Condition- The board is aware that due to the freeze and thaw affect occurring now concerns about our roads condition have been noted. We will consider seeking quotes for repair work this year but are doubtful funds will be available for major work. In the mean time Ed will fill any areas of concern with cold patch and evaluate them on a case by case basis.

Other-

In the event of Jim Schwab's absence Terri Bateson will assume the position as temporary treasure. Her duties in Jim's absence will be to collect any dues that are owed, collect mail at the Communities PO Box, and pay any outstanding bills that may come in. Terri's name will be added to the checking account as a secondary signee.

Fire Department Action plans- At this time Chad Hanna has received only a few forms filled out. We understand that you may not be comfortable providing all information requested but this is the fire departments chance to collect our information in the event of an emergency. If you intend to submit your properties information please have your form into Chad Hanna by April 4th so that he can provide to the Central Joint Fire Department.

On another note please take a moment to thank our post lady Karen for her services. In light of the recent changes to the Rudolph Post Office hours Karen felt it was time to consider her retirement.

Adjourn-

At 9:15 Jim Schwab motioned to suspend discussions and adjourn the meeting. Terri Bateson seconded this motion.

July 16, 2014 AWPOA Board Meeting

Meeting was held at the home of Jim Schwab. Meeting called to order by Terri seconded by Dirk 715pm

Secretary Report was not read

Treasurers Report

Treasurers report was presented and approved. The balance was 25877.10. Income is consistent except the beautification fund is on track to be lower due to less contributions. All items look to be on track to make budget, with the exception of the following; 1. Administration- website fees doubled from last year unexpectedly due to a first year sign up promotion. 2. Snow removal may take a hit depending on the snowfall for the remainder of the year. Motion to approve be Tony Wulff, seconded by Terri Bateson.

Superintendent Report

There has been a few lights requiring repair and there has been some mowing around the edges of roads to help push back the woods.

Old Business

The relocation of the camera was discussed and determined to be necessary. ** It is very important that any problems that may require the use of the pictures off of the camera to be reported as soon as possible.***

The tilapia have been stocked. Please feel free to give any input towards the conditions of the ponds to any or all of the board members. This will aid in determining if the tilapia are improving the quality of the ponds. Also if any resident feels the ponds need any treatment please notify Ed so we can determine the proper actions to insure we don't hurt any wildlife.

New Business

The woods would like to welcome Jason, the new tenant in #18

The mowing has almost been completed and discussions have been started to determine the next step in improving and maintaining the appearance of the front hills

Chad and Julie Hanna submitted a plan for the construction of a new detached building on their property on June 23, 2014 via email. Many aspects of the project were discussed.

- The location of the building was discussed with concern in relation to the building being located too close to property lines. The homeowner stated that the current location was determined by placing the building in a manner to limit the loss of the current large trees on the property, and that the bylaws of Arlington Woods state that there are no setback lines established, only those enforced by the Township Zoning Board which the Hanna's agreed to abide by.

-Concern was also expressed of allowing detached buildings to be built and the negative effects they can have on the overall appearance of the community. It was noted that one detached garage has already been approved by the association, and the bylaws state their acceptance.



-It was noted that the building must be built in a like matter as to the current existing home. All plans provided by the home owner meet this requirement.

-A vote was called as to the plans as presented with the results being a majority vote approval. Dirk Ward asked that the building front be offset with the front of the house to improve the aesthetic value. Jim Schwab asked for a more detailed sketch of the actual location of the building showing the building had a greater than 5' set back. To meet these requests Chad Hanna agreed to place the structure no less than 10' from property lines, the structures front facing side was to be offset from the front of the current structure, and provide a sketch detailing these revisions.

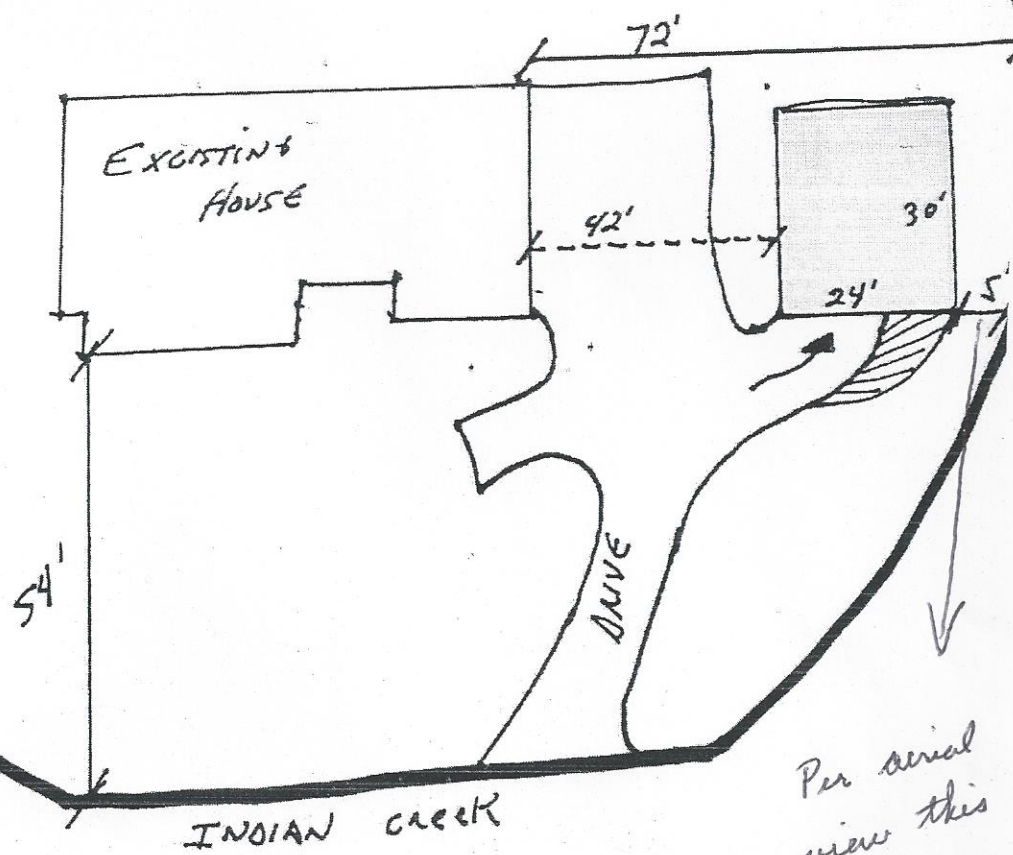
The front well has been determined to need replaced and quotes for replacement are being acquired.

The idea of a community geothermal system has been brought to the attention of the board and we will be researching this option to see if there is any viability to it.

Tony made a motion to adjourn, seconded by Chad. Meeting concluded at 919pm.

-  - DRIVEWAY EXTENSION
-  - Building site

32 INDIAN creek
SITE PLAN
7/7/14 *[Signature]*

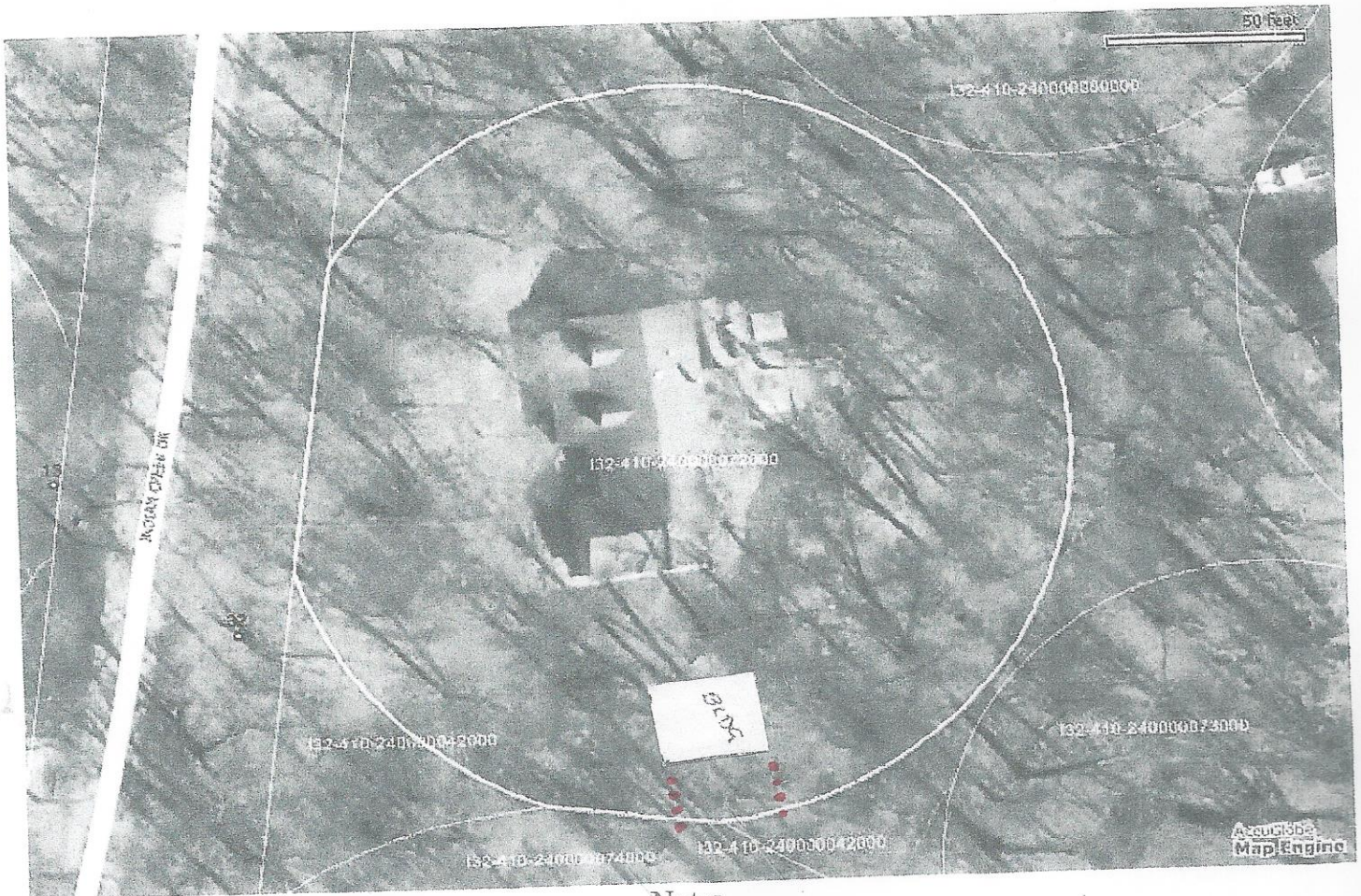


Front of building
moved back to align
with center of
garage doors in house

Per aerial
view this
is now
13+ft
setback

[Print](#) | [Back](#)

Wood County GIS



Notes

LOT # 32

Lot Diameter = 205.0 ft.

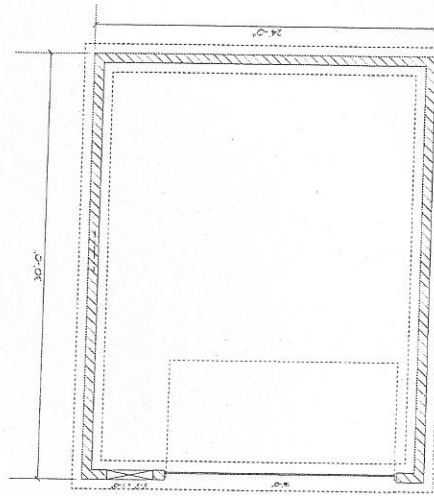
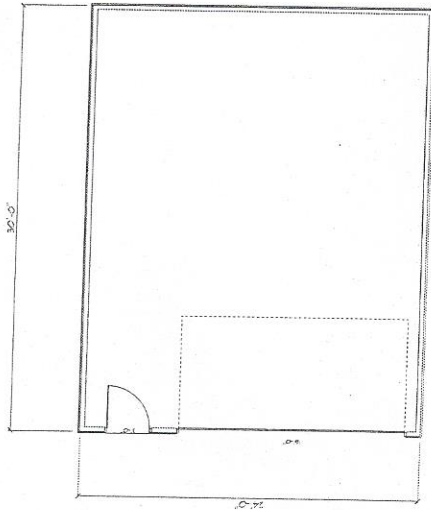
Diameter of Circle on Picture = 4.6 in.

Scale 1/10 in. = 4.457 ft.

2013

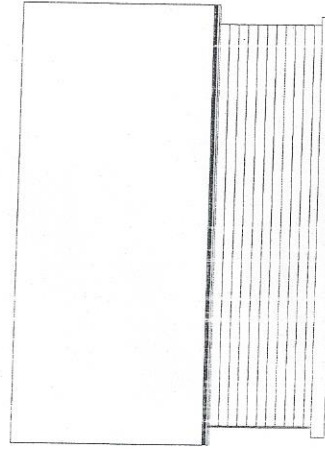
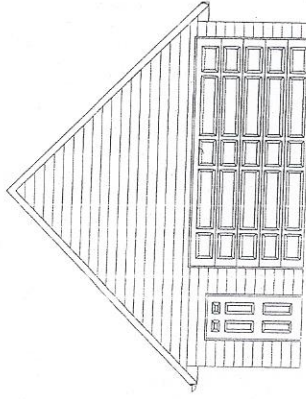
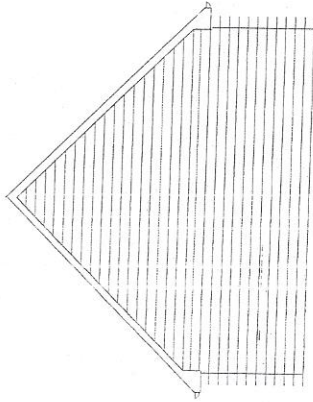
Chad & Julie Hanna



Setback $> 3/10 \text{ in} \Rightarrow 13.371 \text{ ft}$ from Property Line



- Specifications**
- All exterior Treatments to match existing dwelling
 - Roof Pitch to be a 12/12
 - Landscaping plan to be approved by homeowner and HOA
 - All construction to meet current International Building Codes

- Construction Schedule**
- Week 1 - Dig footers pour foundation and garage floor
 - Week 2 - Frame exterior structure of garage and install Roofing
 - Week 3 - Siding to be completed and all windows and doors installed
 - Week 4 - Exterior painting to be completed
 - Week 5 - Interior wiring and finish work to be completed
 - Week 6 - All punchlist items completed and all final grading done.
- Construction slated to start August 18, 2014



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|---|--|---|
|  |  | Wulff Homes LLC 11 Indian Creek, Hudson, OH 43062 PHONE: 614.578.2455 FAX: 614.578.1035 email: wulffhomes@gmail.com |
| | SECTION: SECTION SHEET: 1 SCALE: 1/4" = 1'-0" DATE: 4/28/2014 | DRAWN BY: ARISTON WULF CHECKED BY: ARISTON WULF DATE: 4/28/2014 |

Arlington Woods special board meeting minutes

10/2/14

Meeting called to order Dirk Ward, Seconded Chad Hanna

Board Members present - Dirk Ward, Terri Bateson, Chad Hanna, James Schwaab, Tony Wulff

Neighbors present - Tom Snyder and Julie Hanna

Dirk Ward opened meeting with the fact that there were a few concerns as to the construction of the Hanna garage, mainly that the structure does not appear to conform to the plans as presented to the Board. And also concerns about how the board was to handle such a situation.

First concern is the building appears to be two story.

The next concern was the overall height of the building.

Chad and Julie Hanna stated they felt the building was built to their perception of the prints.

No final conclusions were came to. Chad and Julie Hanna stated they would get back to with how they wished to proceed about the concerns brought forth.

Tony moved to adjourn and Dirk Seconded.

Meeting Called to order 725 pm November 18, 2014

Kurt Joseph, Chad Hanna Terii Bateson, Dirk Ward, Jim Schwab and Tony Wulff were in attendance

September 24 minutes were read by secretary Tony Wulff

July 17, 2014 Minutes were read by secretary Tony Wulff

A motion was made to amend first sentence under new business to ...welcome Jason Scaroleta

This was seconded by Chad Hanna and vote was unanimous

A motion was made by Jim Schwab to read first rough draft submitted via email to board members for their opinions rather than actual minutes submitted by Secretary.

This was seconded by Terri Bateson with Dirk aye, Chad Nay, Jim Aye Tony Nay, Terri Aye, Kurt Nay.

October 2, 2014 First rough draft of minutes was read by Dirk Ward rather than actual minutes submitted for approval by Secretary Tony Wulff.

- Many motions were made in relationship to the reading of the rough draft minutes and are all attached in Addendum A.

Treasurers Report

Addendum B

Approved unanimously by board

Superintendents Report

- A few lights have been repaired
- Jason Naus has finished all cutting of board marked trees he could reach throughout neighborhood
- All of the leaves being blown off roadways is a big help and Ed would like to personally thank all who have done so.
- Due to high cost increases for salt Ed has been instructed to keep salting to the bare minimum to try and control costs.

Old Business

Front Hill

Ed will send out letter inquiring about spray of brush that has been cut

Well pump

will be inquired upon by Tony Wulff as to expected completion date

Dead Trees

3 Dead trees behind Robinsons #31 have been approved to be removed as long as bid does not exceed 1000.00

Fall Cleanup

had very disappointing attendance and as always it is highly encouraged to attend or submit a contribution to the beautification fund

No burning restriction from EPA

- Motion was made by Tony to accept bid for 400 to remove all remaining brush as of November 18, 2014 along roadside in community, Seconded Jim Vote- Unanimous

Correspondence to Residents

- Motion was made by Tony Wulff to require all information sent out on behalf of board members to be reviewed by all board members prior to sending to intended parties Seconded- Jim, Vote - Unanimous

Changes/ Modifications to Articles/Restrictions

- The board will contact no less than 2 attorneys to get input on cost associated with updating Articles/Restrictions to current standards

Review findings on setbacks

- Jim stated that in view of recent discussion concerning building setback from Property Lines, he had gone back through all the old minutes he could find and discovered that at the Feb. 26, 1987 Board Meeting this was discussed. "Discussion ensued concerning the recent question on the 25 ft. setback on each lot as recorded on the survey documents at the Courthouse. This is regard to Lot #18 where the house is within 9 ft. of the lot's west boundary. As the Declarations of Restrictions in Part 1, paragraph 3 states ... "no specific setback lines are established" it was agreed that variances would be granted on an individual basis by the Board to all existing homes in the Woods. Ted made a motion to grant this variance to Lot #18 in regard to the 25 ft. setback to allow clear deed to be transferred. Bob seconded. The motion passed unanimously. Ted will work with the lawyers involved for a clear legal description."

Jim then showed a copy of the CERTIFICATION which states "This will certify that the Arlington Woods Property Owners Association does hereby grant a variance and waives any objection to an encroachment by the present residence located on Lot 18, Arlington Woods, Plat 2, beyond

the building set back line, as shown on the attached survey sheet.”
Signed by Thomas A. Snyder – President.

Definition of Story

**Holiday Party will be at Jim and Lorena Schwabs
December 10, 2014 at**

Rough Draft of 10/02/2015 Minutes

Arlington Woods special board meeting minutes

10/2/14

Meeting called to order Dirk Ward, Seconded Chad Hanna

Board Members present - Dirk Ward, Terri Bateson, Chad Hanna, James Schwaab, Tony Wulff

Neighbors present - Tom Snyder and Julie Hanna

Dirk Ward opened meeting with the fact that there were a few concerns as to the construction of the Hanna garage. And also concerns about how the board was to handle such a situation.

James Schwaab brought forth concerns about Chad and Julie Hanna's garage being different than proposed and approved plans.

First concern is the building appears to be two story.

Chad stated that building is a one story building with bonus/attic trusses. He also stated there are many other buildings in the woods that are the same make up and considered one-story. He stated that he had contacted local building code offices, appraisers, and realtors to determine a clear definition of a one story or story building. All of which were not conclusive in defining a one-story or two-story.

Jim mentioned the building had stairs and he felt it should be considered two story.

It was determined that the building was one story and could not clearly be defined as a two story.

The next concern was the overall height of the building.

Chad stated the building did not have any determined max height on the print and that it was built in accordance to a standard one story garage with a 12/12 pitched roof.

Chad and Julie Hanna stated they felt the building was built to their perception of the prints.

No final conclusions were came to. Chad and Julie Hanna stated they would get back to the board within 2 weeks with how they wished to proceed about the concerns brought forth.

Tony moved to adjourn and Dirk Seconded.

ADDENDUM A pg. 1/3

MOTIONS FOR 11/19/2014 BOARD MEETING

JULY 17, 2014 MINUTES

MOTION: Jim moved that the minutes of the July 16, 2014 Board Meeting, under New Business, first sentence be amended towelcome Jason Scaroleta.....

Seconded by: Hanna Vote: Unanimous A or Dirk___ Chad___ Jim___ Tony___ Terri___ Kurt___

MOTION: Jim moved that the minutes of the July 16, 2014 Board Meeting, under New Business, the first sub-paragraph under Chad and Julie Hanna.....; Beginning with "The Location....." and ending with "to abide by.", be followed by, "It was pointed out that the Engineering Plat maps for Arlington Woods do show that there is an area defined by a dashed line. The area between the dashed line and the outer solid line for each property is defined as the non-construction zone. This dashed line is referred to as the setback, and that all properties had a 50 ft. setback on the side facing the road and that ½ acre lots have a 25 ft. setback, 1 acre lots have a 35 ft. setback on sides not facing the road. Jim felt that this should be considered as the AW setback rule."

Seconded by: Terri Vote: Unanimous:___ or Dirk YES Chad NAY Jim YES Tony NAY Terri YES Kurt NAY

MOTION: Jim moved that the minutes of the July 16, 2014 Board Meeting, under New Business, the fourth sub-paragraph under Chad and Julie Hanna.....; Beginning with "A vote was called...." and ending with "majority approval.", be amended to read; "A vote was called as to the plans as presented with the results as follows: 3 Yes, 2 Yes with limitation that the homeowner supply a new drawing showing changed location to be approved, and 1 No. Plans not approved."

Seconded by: Terri Vote: Unanimous:___ or Dirk YES Chad NO Jim YES Tony NO Terri YES Kurt NO

MOTION: Jim moved that the minutes of the July 16, 2014 Board Meeting, under New Business, that a fifth sub-paragraph under Chad and Julie Hanna.....; be added as follows: "It was pointed out to the homeowner that only one detached structure was allowed per AWPOA rules. The homeowner agreed that he would remove the current structure."

Seconded by:___ Vote: Unanimous:___ or Dirk___ Chad NO Jim YES Tony NO Terri___ Kurt NO

SEPTEMBER 24, 2014

Statement: Did the Board ever receive the formal plans & documentation as requested. I have also noticed that there are still dogs running loose during the day, in the middle of the road, coming out of T. Clark garage, etc.

— Motion to edit tree MARKING WORDING

ADDENDUM A pg. 2/3

OCTOBER 2, 2014

MOTION: Jim moved that the first set of minutes sent by the Secretary to the Board Members for correction, additions, deletions, etc., be now read, for correction, additions, deletions, etc. and approval.

Seconded by: Terri Vote: Unanimous: YES or Dirk YES Chad NO Jim YES Tony NO Terri YES Kurt NO

MOTION: Jim moved that his last name be spelled correctly, Schwab.

Seconded by: Terri Vote: Unanimous: X or Dirk YES Chad YES Jim YES Tony YES Terri YES Kurt YES

MOTION: Jim moved that the first sentence in the third paragraph, beginning with "Dirk Ward opened...." be amended after the word "garage" to remove the period and add a comma (,) and the words "mainly that the structure does not appear to conform to the plans as presented to the Board."

Seconded by: Terri Vote: Unanimous: YES or Dirk YES Chad NO Jim YES Tony NO Terri YES Kurt NO

MOTION: Jim moved that the paragraph beginning with "Chad stated that building....." be amended with the following added at the end of the paragraph, Terri pointed out that the only other detached garage in the woods was #26 and that the height of that building was what she envisioned for the homeowner's new building. Jim agreed with Terri."

Seconded by: Terri Vote: Unanimous: YES or Dirk YES Chad NAY Jim NAY Tony NAY Terri YES Kurt NAY

MOTION: Jim moved that the paragraph beginning with "He stated that he...." be modified to read, "The homeowner stated that he.....".

Seconded by: Tony Vote: Unanimous: YES or Dirk NAY Chad NAY Jim NAY Tony YES Terri YES Kurt NAY

MOTION: Jim moved that a new paragraph be added after the paragraph ending "..... one story or two story". The new paragraph to read, "Jim stated that the rules specifically state that a dwelling can be no more than two stories in height and a detached structure one story. He further stated that since the word height was used, common sense would mean that the detached structure could not be as tall, or taller than a two story house."

Seconded by: Dirk Vote: Unanimous: YES or Dirk YES Chad NAY Jim YES Tony NAY Terri YES Kurt NAY

MOTION: Jim moved that the paragraph beginning with "It was determined....." and ending with ".....as a two story." be deleted because that determination was not made.

Seconded by: Terri Vote: Unanimous: YES or Dirk YES Chad NAY Jim YES Tony NAY Terri YES Kurt YES

ADDENDUM A pg. 3/3

MOTION: Jim moved that following the paragraph beginning with "Chad stated the building..." and ending with "...pitched roof." three new paragraphs be added to read as follows:

"Dirk pointed out to the homeowner that he had asked the homeowner to bring to the meeting, the actual height of his house and the new structure. The homeowner did not have".

"Jim stated that he had gone to the courthouse and viewed the actual plans submitted for the homeowner's building permit and found that the scale of the drawing was $\frac{1}{4}$ inch = one foot. The builder said that the drawing was not to scale. Dirk pointed out that the structure presently in progress does not appear the same as the drawing presented to the Board for approval. Jim further stated that he had viewed the specifications and drawings for the trusses used in the homeowner's building and found that they were designed to provide a sixteen foot wide floor with four to five foot sidewalls and a nearly nine foot ceiling. Jim stated that he considered that a second story, finished or unfinished."

"Jim also pointed out that the homeowner had agreed that the building would be setback thirteen plus feet from his property line, but the site plan recorded at the courthouse shows a five foot setback which was crossed out and changed to ten foot."

Seconded by: Terri Vote: Unanimous: or Dirk YES Chad NAY Jim YES Tony NAY Terri YES Kurt NAY

MOTION: Jim moved that following the paragraph beginning with "Chad and Julie..." and ending with "...of the prints." a new paragraph be added to read as follows:

"Dirk again stated that the structure being built does not represent what the Board was led to believe both in the designs presented and in previous discussions with the homeowner. Dirk further advised the homeowner that one of the reasons for this meeting was that there has been talk of litigation and that the homeowner might not want to put further money into the construction until there is a resolution. He then asked the homeowner to come back to the Board with his solution as to how he could bring the structure into compliance."

Seconded by: Dirk Vote: Unanimous: or Dirk YES Chad NAY Jim YES Tony NAY Terri Kurt NAY

MOTION: Jim moved that the paragraph "No final conclusions were came to." be deleted since the following paragraph beginning with "Chad and Julie Hanna...." and ending with "...brought forth." actually sets the final conclusion.

Seconded by: Dirk Vote: Unanimous: or Dirk YES Chad NAY Jim YES Tony NAY Terri YES Kurt NAY

*MOTION - MINUTES MUST BE READ AT NEXT MEETING 6
Second - ~~Dirk~~ DIRK
YES - CHAD, TERRI, KURT, JIM, DIRK*

AWPOA

ANNUAL PICNIC

SUNDAY, JULY 27, 2014

4 PM

HOSTS: KURT & SHELLEY JOSEPH

11

**BURGERS, HOTDOGS, BUNS, CONDIMENTS
AND BEVERAGES PROVIDED BY AWPOA.**

**PLEASE BRING A DISH TO SHARE, TABLE
SERVICE FOR YOUR FAMILY, AND LAWN
CHAIRS**

HOPE TO SEE YA THERE

AWPOA FALL CLEAN-UP

"MANY HANDS MAKE LIGHT WORK"

SATURDAY NOVEMBER 1, 2014

(rain date 11/8 - same time, same place)

Bring your rakes, brooms, pruners, loppers, chainsaws, muscles, wheel barrows, wagons, trucks & anything else you might think will come in handy. Please, have any brush from your property out by the road before Saturday 11/1.

Meet at the front boulevard @ 9:00AM

Pizza & Beverages served @ 1:00

If, by chance, you are unable to attend Saturday's work session here is a list of items that need attention...

Burn pile will probably need burned prior to 11/1. See Ed if you can help with this.

Haul brush to burn pile

Blow leaves off of road

Trim any trees, branches, weeds, etc. hanging over into road or along the mowing strip.

****** Also, weather permitting; Jim & Lorena Schwab (#16) have volunteered to host a wiener roast that evening beginning around **5:00**. Hot dogs, buns & beverages provided. Please bring a dish to share, lawn chairs & place settings.