



**Tidewater**  
NEW ALBANY, OH

# 2021 ANNUAL MEETING

JAN 17, 2021



# MEETING AGENDA

- **INTRODUCTIONS**
- **APPROVAL OF MINUTES FROM 2020 ANNUAL MEETING**
- **2020 YEAR IN REVIEW (INCLUDING FINANCIALS)**
- **OLD BUSINESS**
- **NEW BUSINESS**
- **PRESIDENT'S COMMENTS**
- **ELECTION OF OFFICERS**
- **ADJOURNMENT**

# INTRODUCTIONS

**2020 BOARD**

# 2020 HOA ELECTED BOARD



**PRESIDENT**

**SAMANTHA RUFO**

***TERM EXPIRES TODAY***



**TREASURER**

**NICOLE BAINBRIDGE**

***TERM EXPIRES JAN 2022***



**SECRETARY**

**KEN SHOEMAKER**

***TERM EXPIRES TODAY***

# APPROVAL OF MINUTES FROM THE 2020 ANNUAL MEETING

Tidewater Homeowners Association

## Annual Meeting Minutes

Jan 19 2020

The owners of the Tidewater Homeowners' Association met pursuant to a call on January 19, 2020.

Meeting called to order by Sam Rufo at 2:00 pm at the New Albany Links Golf Club at 7100 New Albany Links Drive, New Albany, OH 43054. A quorum was established, and the meeting continued.

A total of (7) seven homes/lot were represented either in person or proxy. A copy of the official attendance of Unit Owners is attached to the original set of these minutes. Board members Samantha Rufo, Wendy Kniese and Kristen Tscholl were present.

Samantha Rufo welcomed all Owners and introduced the other board members. Sam presented gifts of recognition for time and commitment on the board to both Kristen and Wendy.

**2019 Minutes** – A motion from the floor by Kristen Tscholl was made with a 2<sup>nd</sup> by Jim Rufo to approve the 2019 Annual Meeting Minutes. The motion was approved.

**Treasurers Report** – Sam Rufo reviewed the financial state of the community as of December 31, 2019. A summary of the Year-End Financial Condition is that we ended the year with \$13,103.62 in operating cash. We have \$37,356.74 in Reserve Cash for larger improvements. For 2020 our admin and management fees have been cut by more than half with the switch from Associa to Clark, Simpson, Miller. Overall, the 2020 Budget is at the same level of 2014 when the Association started. The goal was to not change the annual dues unless we plan for capital improvements. The largest expenditures in the 2020 budget are the Landscaping, Pond and Irrigation system. We have matched the landscaping budget to 2019 to continue the level of service and 2-year contract with Eddybrook. In 2020 the white fencing will also need to be repaired. A motion and 2<sup>nd</sup> was made from the floor to accept the 2020 Financials. The motion carried.

**President's Report** - Sam discussed the management change and plans for 2020. Sam discussed neighborhood survey results. The main take-aways from the survey: main purpose of the HOA is to protect property values and protective covenants. Neighborhood concerns include: Traffic/speeding, child safety, solicitation, U-turns from A & F employees at the entrance.

# 2020 YEAR IN REVIEW

# 2020 FINANCIALS

## OPERATING REVENUE

**Association Fees; \$36,000** - The primary funding source for the Association. Every owner pays a fee to fund the Association as prescribed in the Declaration and Bylaws.

## OPERATING EXPENSE

**Insurance; \$680** - The primary coverage purchased by the Association is all risk, replacement cost property coverage on the common elements, liability coverage for the Association, and for directors and officers who serve the Association.

**Legal & Accounting; \$1,000** - The anticipated cost for legal advice, costs incurred for collection activity and corrective action to address violations in the community. This also includes the cost for the preparation of tax returns.

**Administrative Expense; \$1,200** - The management company costs associated with copies, postage, supplies, printing, faxes and payment statements. Also Included are any office supplies.

**Management Fees; \$3,100** - The contracted amount for the professional services provided by Clark, Simpson, Miller.

**Utility - Electricity; \$1,000** - The cost to operate common area lighting and pond fountain.

**Pond & Fountains; \$750** - The cost for treatment of the pond and minor maintenance.

**Landscape Maintenance; \$25,000** - Expenses associated with mowing, edging, shrub pruning, fertilization, arbor care, curb, sidewalk and alternate string trimming, weeding, mulching, spring and fall cleanup and aeration of the Association's lawn and common landscape bed areas.

**Contingency Expense; \$5,000** - Allocation to cover shortfalls in other line item categories and unforeseen expenses.

**Real Estate Taxes; \$300** - The taxes for the Common Areas owned by the Association.

# 2020 FINANCIALS

## CAPITAL RESERVE REVENUE

**Initial Reserve Assessments; \$3,600** - The amount collected from buyers upon each transfer to help build the reserve fund for future capital improvements.

**Capital Reserve Interest; \$21.85** - The amount earned on reserve monies in the bank.

## CAPITAL RESERVE EXPENSE

**Pond Pump Expense; \$7,875** - Amount allocated to rebuild the pond pump system used for the fountain and irrigation system. Everything but the sled had to be replaced. Including a new valve box near the lake to reduce the chance it will get buried in the mud and stop working. This would not be repeated in 2021.

**Fence Painting Expense; \$4,505** - Amount allocated to repair and paint the white fencing at the entrance to the neighborhood. This would not be repeated in 2021.

**Mailbox Painting Expense; \$980** – New for 2020 and to keep a consistent look and quality standard, the HOA will pay for 14 homeowner mailbox's to be painted each year. A survey will be done in the spring for the mailboxes most in need. Repairs or replacements are the homeowners responsibility. This will be moved into an operating expense in 2021.



# NEIGHBORHOOD IMPROVEMENTS



## ALTERNATE ENTRANCE

**SOLAR LIGHTING ADDED TO  
ILLUMINATE SIGN.**

**SECURITY SIGN ADDED.**



## MAIN ENTRANCE

**BROKEN LIGHTING REPLACED.**

**SECURITY SIGN ADDED.**



## FOLIAGE

**REPLACEMENT OF DEAD PERENNIALS  
AND SHRUBS.**

# NEIGHBORHOOD IMPROVEMENTS



## IRRIGATION SYSTEM

**FULLY OPERATIONAL. REGULAR WATERING SCHEDULE FOR PLANTS AND GRASS**



## PUMPING SYSTEM

**MAJOR OVERHAUL NEEDED OF PUMPING SYSTEM FOR POND AND IRRIGATION.**

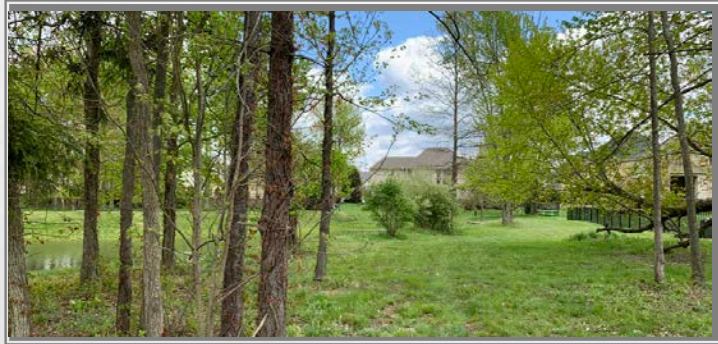


## POND

**RECYCLE WATER FOR THE IRRIGATION SYSTEM. SAVES WATER EXPENSE AND ENVIRONMENTALLY FRIENDLY.**

**FISH FOR ALGAE CONTROL AND FISHING.**

# NEIGHBORHOOD IMPROVEMENTS



## TREE MAINTENANCE

**REMOVAL OF DEAD TREES IN MULTIPLE LOCATIONS.**

**TREE DIAPERS ADDED IN LOCATIONS  
WITHOUT WATER.**



## FENCING

**WHITE FENCING ALONG CENTRAL COLLEGE RD  
REPAIRED & PAINTED.**

**BRIDGES REPAINTED.**



## MAILBOX PROGRAM

**14 MAILBOXES WERE PAINTED AS A HOA  
BENEFIT AND TO KEEP A CONSISTENT LOOK.**

**SOCIALLY DISTANCED**

# NEIGHBORHOOD ACTIVITIES



**FALL FOOD TRUCK**



**SUMMER FOOD TRUCK**



**JULY 4TH**

# OLD BUSINESS

**Neighborhood concerns include: traffic/speeding, child safety, solicitation, u-turns at the entrance.**

**Neighbor suggestions the board should consider: private gates at the entrances, gazebo or benches in common areas, walking path around the pond, more trees, 3.5.10 year plan, speed bumps, more social events- charity event, summer picnic, holiday party (adult), earth day event.**

**NEW BUSINESS**

# **PRESIDENT'S COMMENTS**

# **ELECTION OF BOARD**

## **NOMINEES-**

**SAMANTHA RUFO**

**KEN SHOEMAKER**



# ADJOURNMENT

**Next Annual Meeting January 16, 2022 at 2:00 pm**