

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 2nd 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 2nd 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.

Election – Sam Rufo announced that two Board of Trustee positions were available. One a two year term and the other a one year term to finish out Wendy’s term who stepped down from the board. Sam opened the floor to nominations. Matt Edwards nominated Ken Shoemaker. Louis Dorado nominated himself and recommends considering more board positions (5 in total). Nomination submitted prior to the meeting from Nicole Bainbridge. There was a motion and 2nd from the floor to close nominations. This motion carried. Nominees were offered an opportunity to introduce themselves and address the membership.

Ballots were cast and counted. Nicole Bainbridge was elected to the two-year term of Secretary. Louis Dorado was elected to the two-year term of Secretary. Ken Shoemaker was elected as an alternate member.

General Discussion - The floor was opened for general questions, comments, recommendations and discussion.

Kristen Tscholl discussed tree care and planting project.

Matt Edwards suggests soil amendments to trees. He is also willing to help on the Landscape committee. Speed bumps brought up, Matt Edwards stated there is a way to “paint” speed bumps on the road without actually having to have speed bumps.

Wendy Kniese also to help with landscape committee.

Sam Rufo reminded homeowners of the rules and regulations as well as using and submitting the application for alterations. Discussed an Earth Day event to plant some new flowers/bushes in the landscaping at each entrance; communications: Mailchimp emails, Facebook page, hand delivered newsletters; Jan 22nd city hall meeting, a Tidewater neighbor is on the docket for rezoning.

Louis Dorado discussed seeing spray paint on the bridge on Fort Ward Dr. Asked if we can have this cleaned up. This bridge is the city of New Albany territory and therefore we need to let the city know and ask for clean-up of this.

Jim Rufo discussed getting roads resurfaced and he has been in touch with NA city, he urged everyone to keep called and asking for this to happen.

A neighbor expressed concern about speeding in the neighborhood and asked for installation of child at play road signs. Again, this is deferred to the city of New Albany.

It was moved, seconded and unanimously agreed without objections to adjourn the meeting at 2:53 pm.

Respectfully submitted,

Wendy Kniese, Secretary