



Tidewater
NEW ALBANY, OH

2022 ANNUAL MEETING

JAN 9, 2022



MEETING AGENDA

- **INTRODUCTIONS**
- **APPROVAL OF MINUTES FROM 2021 ANNUAL MEETING**
- **2021 YEAR IN REVIEW (INCLUDING FINANCIALS)**
- **OLD BUSINESS**
- **NEW BUSINESS**
- **PRESIDENT'S COMMENTS**
- **ELECTION OF OFFICER**
- **ADJOURNMENT**

INTRODUCTIONS

2021 BOARD

2021 HOA ELECTED BOARD



PRESIDENT

SAMANTHA RUFO

TERM EXPIRES JAN 2023



TREASURER

NICOLE BAINBRIDGE

TERM EXPIRES TODAY



SECRETARY

KEN SHOEMAKER

TERM EXPIRES 2023

APPROVAL OF MINUTES FROM THE 2021 ANNUAL MEETING

Tidewater Homeowners Association

Annual Meeting Minutes

Jan 17, 2021

The owners of the Tidewater Homeowners' Association met pursuant to a call on January 17, 2021.

Meeting called to order by Samantha Rufo at 2:00 pm during a Zoom Virtual Meeting due to the Covid Pandemic. A quorum was established, and the meeting continued.

A total of (10) ten homes/lot were represented either in person or proxy. Board members Samantha Rufo, Ken Shoemaker and Nicole Bainbridge were present.

Meeting Minutes –

Samantha Rufo welcomed all Owners and introduced the other board members.

A motion was made to approve the minutes from last year's annual meeting by Ken Shoemaker, seconded by Nicole Bainbridge. The motion was approved.

Treasurers Report – Sam Rufo reviewed the financial state of the community as of December 31, 2020. Overall, the 2021 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. A motion and 2nd was made from the floor to accept the 2021 Financials. The motion carried.

President's Report - Sam discussed the year in review of neighborhood initiatives and activities. Thanked the current board members and committees for their volunteer work.

Election – Sam Rufo ran unopposed for President. Ken Shoemaker ran unopposed for Secretary.

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

Closing Remarks - It was moved, seconded and unanimously agreed without objections to adjourn the meeting at 2:33 pm.

2021 YEAR IN REVIEW

A summary of the Year-End Financial Condition is that we ended the year with \$48,586 in operating cash. Due to the uncertainty of the continuing pandemic, the board did not want to take on any new major capital projects in 2021. The goal was to maintain the landscaping and pond with some planned plant replacements.

The main 2021 initiative was enhancing communications. Not only was there a Facebook page and monthly email newsletters but a new website was added to not only help current but new homeowners find important info relating to living in Tidewater.

2022 FINANCIALS

Current Bank Balance: \$48,586

2021 Budget: \$42,350

Dues: \$36,000

Difference: \$6,350

(Paid through income & reserve)

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; \$2,200 - 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; \$800 - The management company costs associated with copies, postage, supplies, printing, faxes and payment statements. Also Included are any office supplies.

Management Fees; \$3,255 - The contracted amount for the professional services provided by Clark, Simpson, Miller.

Utility - Electricity; \$1,100 - The cost to operate common area lighting and pond fountain.

Pond & Irrigation; \$2,500 - The cost for treatment of the pond, entrance irrigation system and other minor maintenance.

Landscape Maintenance; \$24,000 - Expenses associated with tree replacements, 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.

Maintenance Mailboxes; \$2,000 - Expenses for neighborhood mailbox upkeep. \$1,000 not used in 2021 added to 2022 budget.

Communications/Social; \$900 - Website, newsletter, mailings or other communications and events.

Contingency Expense; \$4,000 - Allocation to cover shortfalls in other line item categories and unforeseen expenses.

Real Estate Taxes; \$395 - The taxes for the Common Areas owned by the Association.

Reimbursable Late Fees and Collections; \$200 - The amount allocated in anticipated late and collection processing fees.

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

Misc; \$0 - None in 2021.

2022 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

NEIGHBORHOOD



ALTERNATE ENTRANCE

SOLAR LIGHTING

LANDSCAPING

SECURITY SIGN



MAIN ENTRANCE

SOLAR LIGHTING

SECURITY SIGN

GRASS REPLACED WITH MULCH IN ISLAND



FOLIAGE

**REPLACEMENT OF DEAD PERENNIALS
AND SHRUBS.**

NEIGHBORHOOD



IRRIGATION SYSTEM

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



PUMPING SYSTEM

**REGULAR MAINTENANCE TO KEEP WATER
LEVELS AT CORRECT HEIGHT**



POND

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

FISH FOR ALGAE CONTROL AND FISHING.

NEIGHBORHOOD



TREE MAINTENANCE

REMOVAL OF DEAD TREES IN MULTIPLE LOCATIONS.

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



FENCING

**WHITE FENCING ALONG CENTRAL COLLEGE RD
REPAIRED AS NEEDED**



MAILBOX PROGRAM

**A HOA BENEFIT AND TO KEEP A CONSISTENT
LOOK. NO MAILBOXES DONE IN 2021 DUE TO
SCHEDULING. BUDGET MOVED TO 2022.**

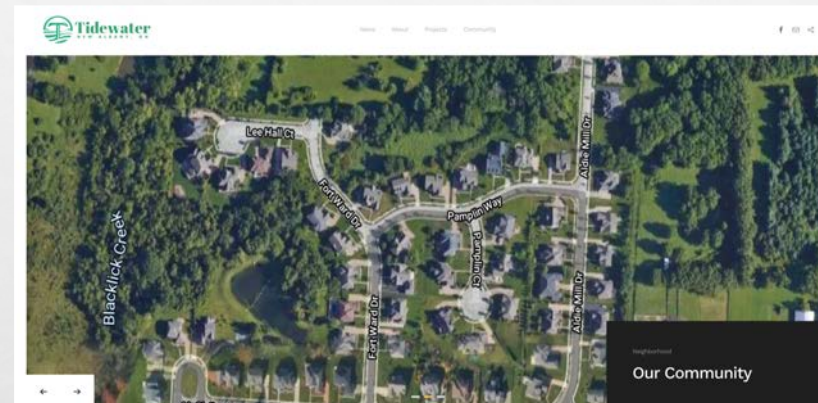
COMMUNICATIONS



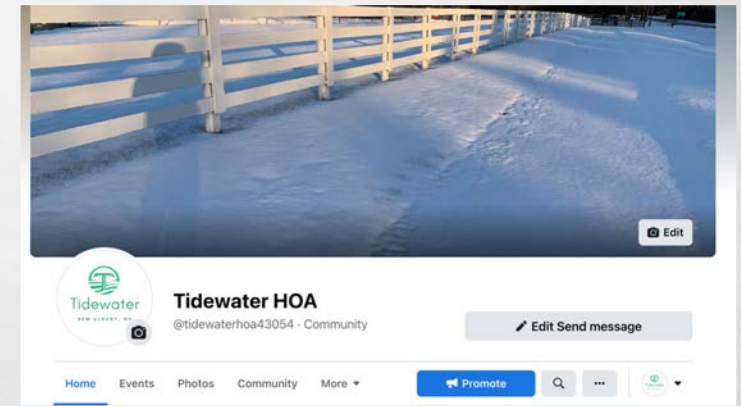
Halloween 2021 in Tidewater

New Albany has chosen Trick or Treat night for our community, on Thursday, October 28 between 6-8 PM. So, dress up and be prepared for trick-or-treaters Thursday night.

EMAILS



WEBSITE



SOCIAL

What's New?



WEBSITE

Calendar

News About Projects Community

Events
Past Newsletters
Homeowner Newsletter
Subscribe

Name Is Add filter Clear

January 2021 Older Newer

Week	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
53	28	29	30	31	1	2	3
01	4	5	6	7	8	9	10
02	11	12	13	14	15	16	17
03	18	19	20	21	22	23	24
04	25	26	27	28	29	30	31

An Active and Welcoming Community

Welcome to Tidewater in New Albany

The Tidewater Homeowners' Association was formed for the purposes of, among other things, owning and/or maintaining property or facilities of the Association in the overall Tidewater at New Albany community for the benefit of the owners of property in the overall Tidewater at New Albany community and for administering and enforcing the terms and conditions of the Declaration.

Each owner of property that has been or is subjected to the Declaration is or will be, as required by the specific provisions of the Declaration, a mandatory member of the Association. The owners support property or facilities of the Association through membership and the payment of fees and assessments.

The Association's Board of Directors (the "Board") has acknowledged that Tidewater at New Albany is a "planned community," that the Association is an "owners association," and that the attached Code of Regulations are the "bylaws" of the Association, as each of those terms have been defined and are to be understood pursuant to the provisions of Section 5312.02(D)(1) of the Planned Community Act.

2005 **60**
Since Homes

WEBSITE



News About Projects Community

FAQ
Application for
Modification

FAQ

When is the Annual Meeting?

When is the Annual Meeting?

For the health and safety of our homeowners in light of the pandemic, the 2022 Annual Meeting will be held via Zoom. The meeting will be Sunday, January 9, 2022 from 2:00 pm - 3:00 pm.

How can I join the HOA board?

Do we need to keep our front post light on at night?

Can we have signs in our yard?

How do we repair or replace the mailbox?

How do we replace a street tree?

Waste disposal FAQ

Can we have a garage sale?

Can we rent a house in Tidewater?



News About Projects Community

Assessments
Community Downloads
Meetings
Rules
Governing Documents
Forms
New Homeowners

>> Meetings

MEETINGS

	2020 TW Survey Results Size: 3.03 MB Hits: 8 Date added: 2021-08-30	Download Preview
	2022 HOA Nomination Form Size: 86.05 KB Hits: 4 Date added: 2021-11-04	Download Preview
	2022 Annual Meeting Proxy Form Size: 90.81 KB Hits: 1 Date added: 2021-11-04	Download Preview

	Tidewater 2022 Budget Notice 10.23.21 Size: 108.29 KB Hits: 2 Date added: 2021-11-04	Download Preview
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SOCIALLY DISTANCED

NEIGHBORHOOD ACTIVITIES



DONNA'S DELICIOUS DOZEN

9am-11am
Sunday June 13
Tidewater Green

FOOD TRUCKS

Tidewater HOA
Published by Sam Rufo · September 5, 2021 ·

Congrats to the neighbors that went above and beyond this summer with their landscaping! The 3rd Annual Landscaping Contest judged homes by plantings used, including garden variety and color, lawn and tree maintenance and overall appearance. Thank you to all the Tidewater neighbors that work hard to keep our community beautiful!

- Best Overall Landscaping: The Ferzli's
- Best DIY: The Miller's
- Fan Favorite: The Freeman's

LANDSCAPING CONTEST

Tidewater HOA
Published by Sam Rufo · December 19, 2021 at 8:40 PM ·

Its that time of year to vote for your Favorite Holiday Lights in Tidewater! Vote until Dec 22nd.
<https://platform.votigo.com/.../2021TidewaterHOALightsCon...>

LIGHTS CONTEST

OLD BUSINESS

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

Neighbor suggestions the board should consider: gazebo or benches around the pond, privacy trees along Central College, electric at entrances for lights and cameras.

NEW BUSINESS

PRESIDENT'S COMMENTS

ELECTION OF NEW BOARD MEMBER

NOMINEES-

KRISTEN TSCHOLL

2022 HOA ELECTED BOARD



PRESIDENT

SAMANTHA RUFO

TERM EXPIRES JAN 2023



SECRETARY

KRISTEN TSCHOLL

TERM EXPIRES JAN 2024



TREASURER

KEN SHOEMAKER

TERM EXPIRES JAN 2023

ADJOURNMENT

Next Annual Meeting January 15, 2023 at 2:00 pm