



Tidewater Homeowners Association

Annual Meeting Minutes

Jan 15, 2023

The owners of the Tidewater Homeowners' Association met in person at the New Albany Links Clubhouse on Jan 15, 2023.

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 (12) ten homes/lot were represented either in person or proxy. Board members Samantha Rufo, Ken Shoemaker and Kristen Tscholl 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 Kristen Tscholl. The motion was approved.

Treasurers Report – Sam Rufo reviewed the financial state of the community as of December 31, 2022. **For 2023 our budget increased due to** two main factors. Inflation and that the HOA has been operating at a loss the last 3 years. But, with Covid, and uncertain financial times, we wanted to be as conservative as possible. We have a fine line in our neighborhood with only 60 homes to pay landscaping contracts, insurance, utility and legal fees. Prior to 2023 Budget the budget had not been adjusted since 2016. We have two major capital projects in front of us – the fence which is falling apart and not able to be maintained anymore as well as needing to repave the road to the pond and the walking area along Central College Rd. Both are important aspects of keeping up property values for the community. A motion and 2nd was made from the floor to accept the 2023 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.

New Business - Amendments Vote to update the Rules and Bylaws to satisfy the provisions in the 2022 Ohio Planned Community Act, SB61. A motion was made to approve the proposed Amendments as is by Kristen Tscholl, seconded by Ken Shoemaker. The motion was approved.

Election – There was one open Board seat for Secretary. We had one nomination prior to the meeting deadline of Sarah Edwards. Sarah was elected as the new Secretary.

General Discussion - The floor was opened for general questions, comments, recommendations, and discussion. The weeds along McClellan were a concern and neighbors at the meeting wanted to join the Landscaping Committee.

Closing Remarks - It was moved, seconded, and unanimously agreed without objections to adjourn the meeting at 2:34 pm.