



Tidewater Homeowners Association

**Annual Meeting Minutes**

Jan 14, 2024

The owners of the Tidewater Homeowners' Association met in person at the New Albany Links Clubhouse on Jan 14, 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 (13) thirteen homes/lot were represented either in person or proxy. Board members Samantha Rufo, Sarah Edwards were present. Kristen Tscholl was not able to attend.

**Meeting Minutes –**

Samantha Rufo welcomed all Owners and introduced the other board members. Rufo thanked both board members stepping down for their commitment and service to the neighborhood.

A motion was made to approve the minutes from last year's annual meeting by Sarah Edwards, seconded by Jim Rufo. The motion was approved.

**Treasurers Report** – Sam Rufo reviewed the financial state of the community as of December 31, 2023. **For 2024 our budget has stayed the same even though all expenses across the board have increased between 10-30%.** 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 walking area along Central College Rd. We were not able to do both the pond and walking area in 2023 due to budget constraints. Both are important aspects of keeping up property values for the community. A motion and 2<sup>nd</sup> was made from the floor to accept the 2024 Financials. The motion carried.

**President's Report** - Sam discussed the year in review of neighborhood initiatives and activities. Including disputing a tripled valuation on the HOA land from Franklin County. The board submitted and won. Saving thousands of dollars. And, welcoming six new homeowners.

**New Business** – Rufo recommended a Blue Zone in Tidewater – Adopt a Tree Program, Food Exchange, Events such as Farmers Market and art fairs on the Commons; Fishing Fridays, Crafting Days, and speakers to address the neighbors such as the mayor, fire, city planner and police. Finally, to start a community garden near the pond which would help to keep it watered.

**Main Neighborhood concerns include:** development around us, traffic on Central College, crime in the neighborhood, disruption of accessibility to the development due to surrounding projects, semi-trucks using Central College, and safety of children with residents and delivery drivers speeding through the neighborhood.

**Neighbor suggestions** the board should consider: gazebo or benches in common areas, more trees, also more communication/security alerts on crime events "Group Me". Common Area Spaces, 3.5.10 year Plan, speed bumps, more social events.

**Election** – There were two open Board seats. One for Secretary – 1 year term to finish Sarah Edwards term and one for Treasurer-2 year term. We had two nominations prior to the meeting deadline of Bridget Shoemaker and Sarah Chatterjee . Both nominations were uncontested and elected by unanimous consent.

**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 2:39 pm.