

Ealy Crossing Homeowners Association

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ANNUAL HOMEOWNER MEETING

Minutes

February 28th, 2022 @ 6:00 PM
(via Zoom)

Attendees: Barbara Robins, Monika Brown, Evan Beane, Rob Lucas, Devon Cotterman (NAI Ohio Equities)

Call to Order: 6:06 PM

1. Approval of 2021 Annual Meeting Minutes. Evan Beane made motion to approve minutes, Barb Robins seconded.
2. Open Board Position/ Election. Association manager explained that Bill Ebbing had to step down from the Board, Monika asked Evan Beane to join, Mr. Beane accepted.
3. 2021 Year End Summary.
 - a. Operating and reserve income ended on target, we are changing how these fees are represented on the budget, they will now be split to avoid the appearance of double counting the reserve income.
 - b. Operating expenses were slightly (6%) under budget
 - c. Reserve expenses were below budget, mainly due to only spending \$1,280 of \$13,500 on capital items as the pergola costs being spent in prior periods.
4. 2022 Operating and Reserve Budget Summary.
 - a. Association manager explained change in the way the budget is presented.
 - Created lines items for operating and reserve beginning/ending balances.
 - Split out operating assessment vs reserve assessment for clarity purposes.
 - All expenses set to historical + slight increase
 - Due to prior manager signing multiyear landscape contract Ealy will avoid an increase in 2022 but should prepare for it in 2023
 - \$10,000 in reserve expense related to tuckpointing misc brick areas
 - b. Board asked association manager to add back in Pest Control in order to treat the pergola and pillars for termite and other insect protection

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- c. Evan Beane asked that the current and future budgets be re-worked to show December 2021 end of year actuals for beginning balances as well as for all financials (income and expense)
- d. The following 2021 year end balances were noted: Operating \$19,378, Reserve \$24,706

5. Open Discussion

- a. All agreed that we will continue to hold the Ealy Crossing Annual Meeting after the prior year end financials have been closed out and are available for budgeting purposes
- b. Fencing Maintenance Responsibility, Declaration of Covenants, Easements, Restrictions and Assessment Liens (Declarations) Amendment Option
 - Association manager explained how the declarations represent fence maintenance as of today – that all fences, on all sides of all properties, of all types and finishes are the responsibility of the HOA.
 - Board asked association manager to price what maintenance costs would look like as a starting point, only for “street facing” fence
 - Rob Lucas advised against moving too quickly on amending the declarations due to potential excessive cost, he inquired if we could somehow blend this maintenance requirement into any future architectural review approvals. Association manager will look into whether or not this can be done, and whether or not the architectural review process approval and sign off can override the declarations.
 - The consensus was that if the HOA will continue to “maintain” all aspects of the fencing, we should prepare increasing the assessment in order to accommodate this large expense.
- c. Yard light maintenance was mentioned, association manager explained that routine property inspections would be restarted in the Spring, and that yard lights and other items will be watched closely.

Evan Beane motioned to adjourn, Barb Robins seconded, meeting adjourned at 6:37 PM