

**Homeowners' Association Board of Trustees
MEETING MINUTES
Monday, March 9th, 2026
Regular Session of the 2026 Board of Trustees –
Via Teams**

ATTENDEES/CALL TO ORDER

ATTENDEES: Trustees Louis Bonasso, Eileen Godinez and Brian Peters were present. Jim Walsh, Jenn Palmer and Jason Taggart were absent. Also in attendance was Jennifer Grooms (Ohio Equity's Property Manager). The meeting took place via Teams

CALL TO ORDER: 6:00 p.m.

1. Approval of Previous Meeting Minutes (attached)

- The Minutes of the Tuesday, January 20th, 2026 regular session meeting of the 2025/2026 Board of Trustees were unanimously approved. Mr. Bonasso made the motion, Mr. Peters 2nd AIF.

2. Administrative

- n/a.

3. Financials

- a. January Financials. (BS/IS attached.) Ms. Grooms reviewed the financials and reported financials are in order. Ms. Grooms reported \$148,859.71 was transferred into reserves from the operating surplus at the end of 2025. Aging report was presented to board. Ms Godinez to connect with NAOE accounting on surplus funds in reserve accounts
- b. Aging Report. (attached) Ms. Grooms reviewed the Aging Report and noted that there are delinquencies due to the beginning of the year and dues still being collected.

- c. ARB expenses – discussion was made about changing the fee structure for ARB., Hardscape review would be \$250.00, each additional site visit would be charged at \$100. Jeff Dittmer to review

4. Operations

- a. Pond Study. Manager to reach out to other entities for further estimates on the pond sediment project.
- b. Sidewalk Project – other areas in the community with heaving slabs have been found. Maintenance has made sure the areas are identified with cones and estimates are being sought to remedy.
- c. Electric - Manager reported a supplier change effective 3/7/2026 from \$0.086 to \$0.074. Report has been generated for the lights that are out, Ohio Edison are needed to complete repairs.
- d. Summer flower/irrigation upgrade Mr Peters will meet with CLMS to discuss Landscaping and Irrigation for 2026.

5. Open Discussion:

- a. Carp fish will be placed in the Glasgow pond, an email will be sent asking that people are adhering to “Catch and Release”
- b. Monument restoration – manager to secure estimates to paint, power wash and refresh the monuments at the entrances

6. Legal

No report.

7. ARB

A discussion about reducing ancillary costs to reduce expenditure in 2026

- 8. Next Meeting Date – Wednesday, May 20th 6pm, Tartan Fields Golf Club. Meeting adjourned 6.57pm

