

Homeowners' Meeting Minutes

Orange Township Hall

Date: 11/29/2007

In attendance were:

Scott Clifton, TTE / President

Bruce Kullberg, TTE / V.P., Communication & Public Relations

Brian Steyer, V.P., Operations

Brian Clary, TTE / V.P., Administration

Glen Tooman, Treasurer

Nelson Katz, Secretary

Approximately 15 non-board members were also present.

The meeting was called to order at 7:02 P.M.

1. Introduction of Board Members and Former Board Members

2. Delaware Soil and Water Conservation District - Delaware County Drainage Maintenance Program

a. Milt Link gave a presentation on the reasons why we should join this program. Sewer, Water and Storm Line/Drainage Infrastructure is built into the subdivisions. Storm Lines, Storm Sewers, Storm Basins, Manholes are not maintained by the county automatically. Countywide, there were 30, now 350+ Storm Lines. See ORC #6131/6137. The homeowners are responsible for upkeep on all these lines, sewers, basins and manholes. Going on the program means that the system will be looked at at least once a year and also after any major rainfall. You take the number of homes in the subdivision (384/387) and divide by the total cost of replacement (\$1,700,000). That equals roughly \$4,478 per homeowner. Average cost of the program to the homeowner is between \$75 and \$125 (2% - 3%), but it varies depending on the age and condition of the system. The cost of the program would be charged as part of our real estate taxes, not homeowners dues. To get into the program, as part of state law, a petition is filed with a fee (a bond - \$874). The county commissioners will then have a viewing along with the county engineer. There will then be a first hearing. The public is welcomed to attend and speak. The commissioners then make a determination as to whether there needs to be a second/final hearing. The commissioners make the final determination. The District would like to see 51% consensus of the homeowners before accepting the application. Milt recommended that we break the subdivision down into its original six (6) phases in order to achieve the 51% consensus level. Questions arose concerning the ponds.

b. There was general discussion regarding the desire to join the program. Most of the residents in attendance thought it would be a good idea for us to join the program. Several did not for various reasons.

3. Discuss Newsletter

a. Bruce discussed the Deed Violation Procedures as outlined in our newsletter. He discussed the Four-Step Plan. Step 1 is our Deed Violation Form. Step 2 is a letter from OCA to the Homeowner by Certified Mail. Step 3 is a letter from the OCA Attorney to

the Homeowner by Certified Mail threatening a lawsuit. Step 4 is actually bringing the lawsuit against the homeowner. Bruce noted that most people take care of the problem after Step 1.

b. Bruce responded to a specific question regarding a resident's complaint about her neighbor not cutting their grass by directing her to the OCA Website to fill out the form there.

c. Another resident brought up the cinderblock at the Old Tran Home on Oakcreek Drive which is now being rented out. There was discussion by the board. Scott promised to follow up, including sending additional letters. If that doesn't work, Scott said we will file suit.

4. OCA Treasurer Departure - March, 2008

a. Glen requested that anyone who would like to, please apply for the position of OCA Treasurer.

5. Discuss 2008 Budget - \$55,920

a. Glen went over this year's expenditures versus budget; everything was better than expected, leaving us with money in the coffers. Scott added more detail regarding our net income and expenses through March 31, 2008, putting money aside for the ponds, etc.

b. Scott went on to explain the pond problem and what we intend to do about it. He explained that the biggest expense would be dredging the ponds. He estimated the cost of dredging one pond at between \$20,000 and \$30,000. He offered the option to the homeowners of taking out a loan to get the problem fixed more quickly. One resident asked if dredging the pond was the only solution. Brian Steyer explained why it is. Someone questioned if the dues had been raised by the max every year. Scott responded by explaining the limitations on what we can raise in any given year. Brian Steyer explained our change of pond and fountain maintenance services from Absolute H2O to Aquadoc. He acknowledged that the former service had done a lousy job; that's why the switch. Someone asked if there was any liability on the part of the builder with the building of such shallow retention ponds. The consensus of the board was that there was not. A resident asked if we could start a pond committee. The board responded that that had been tried on two previous occasions without result. Someone else asked what it would cost to dredge the pond. Someone else asked why we couldn't just treat the ponds with more chemicals. Brian Steyer explained why we could not do that. Brian went on to say that he would get some prices for dredging. There were more questions and suggestions made regarding other solutions to the pond algae problem. Scott asked the audience if they would like to start a pond committee and get one or more of us involved. There was interest expressed. The interested parties indicated that they would speak with Brian Steyer after the meeting.

c. Scott then explained the budget in detail, noting that the largest expense is mowing. There were questions concerning the term of the mowing contract. One resident said that he had a friend who owned a landscaping business who would be willing to do our mowing for less. Brian Steyer responded that we would look into that when the current contract for mowing services expired next year.

6. Questions and Answers

a. Scott asked for any other questions from the audience. Seeing none, the meeting was adjourned.

Meeting Adjourned at 8:56 P.M.

Respectfully Submitted by Nelson Katz, Secretary.