

TIMBER RIDGE OF CLERMONT COUNTY ANNUAL HOMEOWNER'S MEETING MINUTES

DATE: October 9, 2019

TIME: 7 p.m.

PLACE: Heritage Hall, Goshen, Ohio

MEMBERS PRESENT: 39

Meeting was called to order by our Interim President Larry Kuntz. Larry reminded the homeowner's that if you have a complaint to please fill out the complaint form after the meeting or you can find the form on our website "timberidgeloveland.org". Fill it out and then submit it to the TRCCHOA board member. Also reviewed was the process of how a complaint would be handled and review of the TRCCHOA Declaration of Covenants and the TRCCHOA Code of Regulations.

Larry introduced the current board members:

Interim President: Larry Kuntz

Vice President: Laura Kuntz

Secretary: Carol Stroup

Treasurer: Dave Stroup

Interim Sgt. At Arms: Tom Parkin

Larry indicated to the homeowner's that the following positions were expiring as of Nov. 1, 2019. President, Vice President, Treasurer and Sgt. At Arms. It was explained to the homeowner's that we need to fill these positions. The President's term is for 3 years from Nov. 1, 2019 to Nov. 1, 2022. Larry asked for nominations from the floor, one nomination from the floor Russell Cole was nominated by Lorraine Dillion. Each candidate give a brief speech and then left the room when

the election was conducted. Larry Kuntz was elected President of the TRCCHOA.

Larry indicated to the homeowner's that the current Vice President for the TRCCHOA Laura Kuntz was interested in staying on and asked for nominations from the floor for this position. Since there were no others interested in the position with Larry making a motion to appoint Laura Kuntz to the position of Vice President for a 3-year term beginning Nov. 1, 2019 to Nov. 1, 2022 and asked the secretary to cast a vote.

Larry indicated to the homeowner's that the current Treasurer for the TRCCHOA Dave Stroup was interested in staying on and asked for nominations from the floor for this position. Since there were no others interested in the position with Larry making a motion to appoint Dave Stroup to the position of Treasurer for a 3-year term beginning Nov. 1, 2019 to Nov. 1 2022 and asked the secretary to cast a vote.

Larry indicated to the homeowner's that the position of Sargent at Arms was expiring as of Nov. 1, 2019 and that the current Sargent at Arms for the TRCCHOA Tom Parkin was interested in staying on and asked for nominations from the floor for this position. Since there were no others interested in the position with Larry making a motion to appoint Tom Parkin to the position of Sargent at Arms for a 3-year term beginning Nov. 1, 2019 to Nov. 1, 2022 and asked the secretary to cast a vote.

Larry indicated to the homeowner's that Nancy Schaefer our TRCCHOA Welcoming Committee indicated that due to other obligations she was no longer able to do the job. Larry and the whole board thanked Nancy for doing such a wonderful job.

Larry introduced to the board Cheryl Alford who will be doing the job of our TRCCHOA Welcome Committee. Larry thanked Cheryl for stepping up to take this position.

Larry reminded the TRCCHOA homeowner's that all these positions are volunteer positions and that none of the board members receive any pay.

Larry reviewed the activities that we had this past year:

Easter Egg Hunt – which was well attended.

Community yard Sale which was a huge success.

Yards of the Month Contest (June July August) with winners:

June – Cheryl and Scott Alford on Misty Creek

July – Gross Taylor family on Sterling Spring

August – Joy Boland – Misty Creek Dr.

Ice Cream Social which was a much bigger success than last year

Also, Larry indicated that the “timberbridgeloveland.org” website has been updated with all of our events and pictures listed.

Also, that the issue regarding the retention pond has been completed.

All the trees in our TRCCHOA have been done and our drainage issues have all been resolved.

The calendar of events for the remainder of this year – 2019 – will be a special Halloween treat for the kids of the neighborhood on Oct. 30, 2019

There will be the TRCCHOA Christmas Lighting contest with judging to be held on December 8th, 2019 with prizes for the following categories: Norman Rockwell, Griswold and Inflatable/Deflectable with a \$25 prize going to the winners.

Also the Community Yard Sale will be held on June 6, 2020 from 8 to 4 p.m.

Also, the Ice Cream Social will be held on Saturday, Sept. 5, 2020 from 2 to 4 p.m.

One ticket was passed out per homeowner (residence in good standing) for a drawing for a free 2020 TRCCHOA dues. The winner of was Mr. and Mrs. Crowder of 1281 Cross Creek Dr.

There were several questions and comments brought up by homeowners of the TRCCHOA. Martha Courtney wanted to know about the above ground swimming pools having to be dismantled and basically, we confirmed that they needed to be dismantled.

Also, Kathy Neubaum of Pine Meadows wanted to know about rentals and also the disturbances caused by renters and she was informed to call the police. Also concerned about Air B&B which is not restricted in our subdivision by our covenants.

Also, a general complaint was made regarding the issue of residents not power washing the mold off their homes.

Also, the question was brought up regarding metal roofs and was answered that they are acceptable as long as they look like a regular roof.

Dave Stroup gave the TRCCHOA financial report for 2019 with a balance of \$58,869.70. This was a decrease \$3,779.84 from the 2018 balance due to tree cutting, community activities, pond and drainage work. He reported that some homeowners have caught up with their payments to get back on track. One lien was paid off at sale of home. Expect to file new liens in the spring of 2020.

2020 Annual dues are due on January 1, 202 and can be mailed to:

TRCCHOA, P. O. Box 254, Goshen, Ohio 45122

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Carol Stroup

Secretary, TRCCHOA