

Ohio Meadows HOA Board Meeting
October 24, 2023
Zoom link:
Contact ohiomeadowshoa@gmail.com to receive link

AGENDA

- A. Welcome
- B. Approval of Agenda – approval requested
 - Any New Business?
- C. Approval of Minutes from the June 26, 2023 Meeting – approval requested (draft emailed to board members)
- D. Treasurer's Report – Tammie (see emailed report) – possible approval requested
 - 1. Review of current budget status.
 - a. Discussion
 - b. Next steps needed
 - 2. Review of current AR (aging report or unpaid dues and late fees)
 - a. Discussion
 - b. Next steps needed
- E. Updates
 - 1. Complaint about 174 Tiama Trail/Ozyp property – approval requested
 - a. HOA complaint sent on August 30 (violation of covenants 10 & 11)
 - i. No response from homeowners
 - ii. Continued dumping of horse manure on road on what seems to be a daily basis
 - iii. Next steps – approval requested
 - 2. Construction at 88 Pashuta/Colbert property – information only
 - a. 3 board members discussed perspective of 212 Pashuta homeowners/Cousineau & Talley
 - b. Colberts are now putting wooden siding all around the container due to neighbors ongoing complaints to them. Colberts were informed that the HOA board fully approved the design as they sent it in with no additional changes.
 - 3. Lone Pine Ditch Project – approval requested
 - a. Status report from J and Elizabeth
 - i. Estimates from contractors
 - ii. Issues with homeowners Margenau and Landry
 - b. Possible consult with Jacob regarding any legal issues moving forward
 - c. Next steps – to be determined
 - i. Decisions
- F. New Business

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- G. Members Meeting Planning – approval requested
Tuesday, November 28 @ 5:30pm, Fred Field Center (not yet confirmed)

DRAFT Agenda for discussion and approval:

- a. Welcome & Introductions
- b. Treasurer's Report – Tammi
 - i. Current budget status
 - ii. Status of unpaid dues
 - iii. Open discussion
 1. Possible next steps or action items
- c. Weed Abatement Update – Jeff Bivens
 - i. Overview of 2023 weed abatement
 - ii. Possible plans for 2024
 1. Input and requests from homeowners
 - iii. Thank you to Jeff
- d. Ditches (Keith)
 - i. Overview of main issues/successes in 2023
 - ii. Possible priorities for 2024 ditch work
 1. Input and requests from homeowners
- e. General Input from Members
- f. Board Membership
 - i. Brief overview of board membership duties
 - ii. Current members:
 1. Elizabeth Gillis – current president, term ends December 2023, willing to serve 1 more year not as president (OPEN seat)
 2. Tammi Gardner – current treasurer, term ends December 2025
 3. Zach Husted – term ends December 2023 (OPEN seat)
 4. John McClow – current vice president, term ends December 2023, not extending (OPEN seat)
 5. Kathleen Seward – current co-secretary, term ends December 2024
 6. J Wenum – current co-secretary, term ends December 2025
 7. OPEN seat
 - iii. New Board Membership
 - Membership runs from January – December.
 - Membership terms are 3 years, unless it is a renewal after completion of a 3-year term. Renewals may be 1 to 3 years.
 - Seats that vacated during any membership term may be filled by majority approval of current board members.
 - Officers are elected at the first meeting in January.
 - i. Nominations for all OPEN seats
 - ii. Voting

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1. If more than 7 nominations, voting will occur by paper ballot. Top 7 vote recipients will be elected.

H. Adjournment