



DATE	3/9/10	LOCATION	TRAC in Twinsburg
TIME	7:00 pm	SCRIBE	Shelley Shipley
MEMBERS	Mike Cianciolo	Ken Zeigler	Shelley Shipley
	Melissa Mertes	Susan Bard	Niraj Dhebar
	Michelle Genos		
GUESTS			

ANNUAL MEETING MINUTES

Call to order – 7:01 pm

Approval of Minutes

The Board approved the Jan. 20, 2010 minutes as submitted.

Participation – General meeting with residents in attendance. See attached attendance sheet for participants.

Dennis Kaplan - questioned about publishing resident names that are not paying dues. (Mike asked the attorneys about this and they recommend that we don't, maybe post the residents that have paid.)

Brent Monachino – questioned why the dues are being raised from \$100-\$150.

Design Review Committee (Mike responded by showing the 2009 Financials)

Dennis Kaplan asked about the procedure for submitting something to the D&R committee.

Matt Bova asked about the paint colors on houses that may go against the Declaration and bylaws. He also asked how to get things amended. (Melissa stated that the information is on the website.)

Communications –

Design Review – 10226 Dayflower is submitted the window replacements. Submitted 2/24/10 and D&R responded by 3/6/10.

GPHA Bowling Night – Lots of fun! 56 bowlers, 5 sheets of pizza, 8 pitchers of pop. Association didn't have to pay anything. \$10 per person covered everything.

Treasurer's report – Ken submitted the report and is attached

2009 Financials –

Cash Flow Report and Income Statement – Mike went over the chart with the residents. 2007-09 Income statement comparison report

Miscellaneous-

Mike motion for Ken to reimburse for postcard \$75 mailing to Susan Bard. Melissa 2nd. Board unanimous.

New Business –

Mike motion for Ken to pay the February 2010 Kaman & Cusimano invoice in the



amount of \$680. Melissa 2nd. Board unanimous.
 Mike motion for the following residents to be assessed legal services rendered by Kaman&Cusimano for the February 2010 invoice. Melissa 2nd. Board unanimous.

1/4/10

10346 Andover Dr. - \$340

10346 Andover Dr. - \$ 170

1/12/10

9906 Parkland - \$42.50

9970 Forest Lake - \$42.50

1/20/10

9942 Brookhill Cir. - \$85

Mike motion for authorization of payment of State Farm Annual Insurance Premium for 2010 in the amount of \$1574. Melissa 2nd. Board unanimous.

Election of the Board Members: 4 positions available

Nominees – Michelle Genos, Susan Bard, Shelley Shipley, Dennis Kaplan

Ken stated that the proxy votes that total in excess of 145.

15 Ballots collected: 165votes for each nominee – Michelle Genos, Susan Bard, Shelley Shipley, Dennis Kaplan.

Melissa motion to approve the following Board Members: Susan Bard, Michelle Genos, Dennis Kaplan, and Shelley Shipley

Executive Session: Convene to executive session at 8:34pm. Shelley 2nd. Board unanimous.

Absences: no absences

Meeting Adjourned: Mike motion to dismiss meeting at 8:56pm. Shelley 2nd. Board unanimous.

Next meeting: Shelley’s house, 10398 Belmeadow Dr. – March 23rd at 7:00pm

Actions and outstanding items	Owner
1.	
2.	
3.	
4.	

Respectfully submitted,

Shelley Shipley, Secretary

Minutes Approved _____, 2009 _____ President