



DATE	May 6 th 2010	LOCATION	TRAC in Twinsburg
TIME	7:00 pm	SCRIBE	Shelley Shipley
MEMBERS	Mike Cianciolo	Ken Zeigler	
	Melissa Mertes		Dennis Kaplan
	Michelle Genos		
GUESTS			

ANNUAL MEETING MINUTES

Call to order – 7:05 p.m.

Approval of Minutes

The Board amended the March 22nd, 2010 minutes:

Melissa motioned to approve the following Board Member positions:

Susan Bard, Michelle Genos, Dennis Kaplan, and Shelley Shipley

2nd by Michelle. Board unanimous.

Participation – none

Communications –

Design and Review – Project updates (Melissa)

1. 5.2.2010 Landscaping Plans (10027 Forest Lake Dr.) being submitted to Design & Review for consideration & approval – gave documents to Melissa to pass along to Design & Review for consideration.
2. 10409 Andover project was submitted and approved by Design & Review.
3. 10162 Dayflower submitting plans for Design & Review consideration

Treasurer's Report (Ken) – presented Treasurer's report (see attached); provided update resident accounts report, 2010 Annual Dues collections to date are ahead of this time last year (inclusive of the 2010 Annual Dues increase)

Michelle assisting GHA resident in coordinate the GPHA Community Garage Sale – schedule for June 17, 18 & 19. GPHA resident to submit "Letter of Authorization" to post personal e-mail address on GPHA website for purpose of creating a sign-up sheet. Sign-up sheet must be compiled to later than June 1st. Michelle to contact paper advertising...GPHA to cover cost for advertising (similar to last year)

Michelle to coordinate the GPHA Annual Memorial Day Bike parade

Clean-Up day a success

Miscellaneous-



Set next GPHA meeting date. – Shelley to follow-up with avail date to consider

Mike motion to authorize Ken to pay future 2010 GPHA Attorney and Landscaping Invoices upon receipt. Dennis 2nd. Board unanimous.

Mike motion to authorize Ken to reimburse Susan for cost of postage (postage receipt of \$75.04) on most recent March 2010 postcard mailing. Melissa 2nd. Board unanimous.

GPHA Motion for Summary Judgement for the Unauthorized Shed Violations and reimbursement of associated legal fees was granted favorably for GPHA Board.

Individual Members of GPHA Board Motion for Summary Judgement for Third Party Complaint was granted favorably to Individual Members of GPHA Board

An evidentiary hearing on the issue of attorney fees is scheduled for June 17, 2010 at 9:00 AM.

Mike motion to authorize Ken to pay GPHA Annual Post Office Mail box fee of \$96. Melissa 2nd. Board unanimous.

New Business –

Mike motion to have Ken pay the April 2, 2010 invoice for Kaman & Cusimano for the amount of \$665. Melissa 2nd. Board unanimous.

Mike motion for Ken to assess charges to the residents for the Kaman & Cusimano invoice for April 2010. Melissa 2nd. Board unanimous.

3/5/10

9942 Brookhill Circle - \$85

3/10/10

9942 Brookhill Circle - \$620

3/31/10

10061 Forest Lake - \$40 credit – waiver of legal fees per CJC

Mike motion to authorize Ken to assess 1st Qtr. late charges to resident accounts with outstanding 2010 Dues. Melissa 2nd. Board unanimous.

Mike motion to authorize Ken to pay Turfscape Invoice in the amount of \$1,859.36. (1st of 8 installments). Melissa 2nd. Board unanimous.

Mike motion to authorize Susan to mail-out 2010 past-due notification letters to residents with outstanding 2010 Dues. Ken 2nd. Board unanimous.



Mike motion to authorize Mike to prepare letter to 10056 Deerfield re: Unauthorized Shed – refer to 09.22.2008 letter prepared by GPHA Attorney. Ken 2nd. Board unanimous.

Executive Session:

Pending Litigation Update – Adjourn to executive session @ 7:40 PM; reconvene to regular meeting at 7:55 PM

Absences:

Mike motion to excuse Absent Members to excuse Susan and Shelley from this evening meeting. Melissa 2nd. Board unanimous.

Meeting Adjourned: Adjourned 8:00 PM

Next meeting:

Actions and outstanding items	Owner
1. Garage sale information updated by June 1 st .	Michelle
2. Memorial Day Bike Parade information	Michelle
3. Choose next meeting	Shelley
4. Mail out 1 st quarter late fees to residents.	Susan
5. prepare letter to 10056 Deerfield re: Unauthorized Shed – refer to 09.22.2008 letter prepared by GPHA Attorney	Ken
6.	
7.	
8.	
9.	
10.	
11.	

Respectfully submitted,

Shelley Shipley, Secretary

Minutes Approved _____, 2009 _____ President