



DATE	May 21, 2013	LOCATION	TRAC in Twinsburg
TIME	7:00 – 9:00 pm	SCRIBE	Rick McDermott
MEMBERS	Dave Terbeek	Tony Klepec	
	Dennis Kaplan	Jed Davis	
	Linda Hudson	Sam Scaffide	
GUESTS	0		

<p>Meeting Minutes</p> <p>Call to order – 7:01</p> <p>Approval of Minutes: The Board approved submitted meeting minutes from March 19, 2013.</p> <p>Resident Participation: None</p> <p>Miscellaneous:</p> <ul style="list-style-type: none"> • Q&A session with Russ Rodic, City of Twinsburg Building Commissioner • Twinsburg has adopted and adheres to 'International Property Maintenance Code'. • With a few exceptions, GPHA Property Maintenance Code is very closely aligned with the IPMC. • City will not look for violations but will act on reported cases. • City did not proactively address the Associations listed request to review properties in the development for violations. • Moving forward the building department will actively seek to remedy property maintenance issues when we bring them to the attention of the city. <p>Communications</p> <p>Treasurers Report:</p> <ul style="list-style-type: none"> • Current Cash Balance: \$62,003.82 • Cash Outstanding: 29 properties, \$28,923.79 • Delinquency Summary (GPHA Fees): 12 new residences' (14 in 2012) <p>Design Review:</p> <ul style="list-style-type: none"> • Nothing to report <p>Web-site:</p> <ul style="list-style-type: none"> • Domain host subscription expires May 28th • Jed will let expire and repurchase the site so GPHA can own it 'clean'
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Budget:

- Reviewed modified budget based on New Landscape bid and reduction of anticipated legal fees.

New Business

Payment of legal fees to Kaman and Cusimano of \$190.00 and to assess respective homeowners in accordance with the fees. Jed motion, Rick 2nd, board approved.

Authorize payment to Davey Tree for April/May service of \$1325.94. Rick motion, Tony 2nd, board approved.

Authorize payment of annual fee to renew the PO Box for \$124.00. Linda motion, Jed 2nd, board approved.

Landscape renovation project:

- Out of 10 bids sent out only two Landscapers bid the project (Davey Tree and Tucker)
- Authorization to proceed with Davey Tree as the preferred landscaper for this project. Motion Tony, Dave 2nd, board approved
- Landscape renovation committee created to help manage the project with Jed, Sam, Tony, Dennis, Rick

Fence replacement project:

- Great Lakes Fence has made a proposal to replace existing picket fencing for \$5800.
- Fence replacement committee created to help manage the project with Jed, Sam, Tony, Dennis, Rick

Sign renovation project:

- Committee formed to oversee the renovation and possible lighting of the entrance sign as well as the possible addition of an addition sign at the East entrance to the development. Jed, Sam, Tony, Dennis, Rick.

Miscellaneous:

- Garage Sale sign-ups are under way
- Rick and Jed are overseeing the project
- Dennis is looking into additional signage

Executive Session: 8:48 pm to 9:00 pm

Meeting Adjourned: 9:00 pm

Next meeting: Tuesday July 16, 2013, 7:00 pm, TRAC Building

Actions and outstanding items	Owner
1. Develop metrics and report to present to board in regards to web-site traffic.	Jed
2. Dennis to schedule committee meetings	Dennis



3. Garage Sale; add in paper and permit filing	Rick

Respectfully submitted,

Rick McDermott, Secretary

Minutes Approved _____, 2012 _____ President