



DATE	July 16, 2013	LOCATION	TRAC in Twinsburg
TIME	7:00 – 9:00 pm	SCRIBE	Rick McDermott
MEMBERS	Dave Terbeek	Tony Klepec	
	Dennis Kaplan	Jed Davis	
		Sam Scaffide	
GUESTS	0		

### Meeting Minutes

Call to order – 7:00

Approval of Minutes:

The Board approved submitted meeting minutes from May 21, 2013.

Resident Participation:

None

Miscellaneous:

- Discussion on how nice the island on the corner of Deerfield and Belmeadow looks after Davey Tree cleaned it out.

### Communications

Treasurers Report:

- Current Cash Balance: \$60,754.04
- Cash Outstanding: last meeting-29 properties, \$28,923.79, currently-26 properties, \$27,823.79

Design Review:

- Approval for 10422 Andover (Change in color scheme)
- Approval for 9990 Forest Lake (Replace Deck with Patio)

Web-site:

- Jed to monitor web activity/traffic and present at next meeting.
- No other news, site looks good.

### New Business

- Motion to authorize treasurer to assess respective resident accounts for legal cost incurred from Kaman & Cusimano through July 2013 (\$95.00). Rick motion/Sam second/all in favor.
- Motion to authorize treasurer to assess 2<sup>nd</sup> quarter late fees to respective residences. Rick motion/Dave second/all in favor.
- Motion to pay Davey Tree invoices from June and July in the amount of \$1325.94 for each invoice. Dave motion/Sam second/all in favor.



- 2 more homeowners have stepped forward to pay delinquent dues which may result in the collection of an additional \$400.00
- Motion to reimburse Dennis Kaplan for \$296.85 in expenses related to the garage sale. Rick motion/Tony second/all in favor
  - Advertising: \$21.50
  - Signage (re-usable) \$259.68
  - Lock (for sign) \$15.67
- Motion for Pre-Approval of payment to current contractors. Payment is based on completion and satisfactory workmanship of respective projects. The purpose of this motion gives the board the ability to pay contractors as work is completed as waiting for approval of payments at the next board meeting (September 17<sup>th</sup>) would be un- acceptable to contractor terms. Rick motion/Dave second/all in favor.
  - Great Lakes Fence: \$5210.00
  - Landscape Construction: \$7500.00
  - Masonry: \$1900
  - Signage: \$3250
- Motion to adopt General Maintenance Policy. Two documents were up for approval. The first outlines general maintenance guidelines and will be posted to the association website. Second document will be sent to homeowners who are in violation of GPHA maintenance guidelines. (Documents attached) Dave motion/Dennis second/all in favor.

Executive Session: 8:40 pm to 9:00 pm

Meeting Adjourned: 9:00 pm

Absent: Linda Hudson

Next meeting: Tuesday September 17, 2013, 7:00 pm, TRAC Building

<b>Actions and outstanding Items</b>	<b>Owner</b>
1. Develop metrics and report to present to board in regards to web-site traffic.	Jed
2. Post Maintenance Policy to website	Jed
3. Review Maintenance Policy and Notice Docs before posting to web-site by July 22	All

Respectfully submitted,

Rick McDermott, Secretary



Minutes Approved \_\_\_\_\_, 2013 \_\_\_\_\_ President