



DATE	December 18, 2013	LOCATION	TRAC in Twinsburg
TIME	7:00 – 9:00 pm	SCRIBE	Rick McDermott
MEMBERS		Tony Klepec	
	Dennis Kaplan	Jed Davis	
		Dave Terbeek	
GUESTS	0		

Meeting Minutes

Call to order – 7:08

Approval of Minutes:

The Board approved submitted meeting minutes from September 17, 2013.

Resident Participation:

None

Miscellaneous:

Communications

Treasurers Report:

- Treasurers Report
 - \$142.44 refund from Kaman and Cusimano on court costs; will be applied against bad debt account
- Design Review
 - 9768 Parkland approved for garage door replacement (change style)
 - 10475 Belmeadow approved fencing

Web-site:

- Content, including board meeting information is current.

New Business

- Motion to authorize Treasurer to assess respective resident accounts for 4th quarter late fees. Motion Klepec/McDermott 2nd/all in favor.
- Motion to pay Davey Tree landscaping and maintenance invoices \$373.63. McDermott motion/Klepec second/all in favor.
- Motion to approve 2014 Budget that was discussed and evaluated by board members during November 19th budget workshop. Terbeek motion/Davis 2nd/all in favor.
- Discussion and agreement of January meeting date; set for January 21.
- Discussion about board member vacancy and next year's board position openings.
 - Linda Hudson resigned her position



- Discussion regarding process of communicating GPHA Policy and Procedure for Resident Home Maintenance and Landscape requirements.
 - Policy will be mailed with years dues invoices.
- Motion to commence design process on next year's subdivision improvements. Terbeek motion/Rick 2nd/all in favor.
- Assemble committee to evaluate entrance landscape lighting products for design
 - McDermott, Terbeek, and Kaplan volunteered for committee

Miscellaneous:

- Motion to reimburse Kaplan \$218.49 for paint and paint supplies (painting of stone caps in front entrance) as well as holiday decorations (for front entrance). McDermott motion/Davis 2nd/all in favor

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

Meeting Adjourned: 9:00 pm

Absent: Sam Scaffide

Next meeting: Tuesday January 21, 2014, 7:00 pm, TRAC Building

Actions and outstanding items	Owner
1. All board members should take time to check out ATLAS; a web based product provided by Kaman & Cusimano to provide basic legal guidance and assistance in regards to association management	All
2.	
3.	
4.	

Respectfully submitted,

Rick McDermott-Secretary

Minutes Approved

January 31, 2014

[Signature]

President