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| DATE: | July 26, 2016 | LOCATION: | Center of Square / old Township Hall Building, off of Richner Ave. |
| TIME: | 7:00 – 9:00 pm | SCRIBE: | Klepec |
| MEMBERS: | President Dennis Kaplan | | |
| | Vice Pres. Sam Scaffide | | |
| | Treasurer Rick McDermott | | |
| | Secretary Tony Klepec | | |
| | Website Designer Jed Davis | | |
| | Event Planner Tori Hudock | | |
| | Assistant Rob Hudock | | |
| GUESTS: | 0 | | |

Meeting Minutes

Annual Meeting: Call to order at 7:03pm.

Approval of June minutes:

Tori Hudock motioned to accept last month's minutes, Rob Hudock 2nd, all in favor.

Communications:

- Treasurers Report - no change since May 31, 2016
 - Bank Balance: \$77,793.42
 - Delinquent: \$18,364.50 (24 total delinquencies)

New Business:

- Discussed old and current Liens for those who owe outstanding dues. Received a positive response from those who received recent Lien letters.
- Filed a motion for an approval to assess Liens on residence who owe \$400 or more on GPHA dues. Tony motioned to accept, Rob 2nd, all in favor.
- Dennis called and discussed to have Nick's Tree Service to cut all overgrown trees and bushes leaning along front fence. Price to cut all overgrown branches for the entire length of front fence is \$975. Tony motioned to accept, Rob 2nd, all in favor.
- Discussed to have Davey Tree to water bushes, trees, flowers, etc., at front entrance only during times of drought. An approximate price of \$540 for one month's watering will be charged. Approval pending estimates for watering. Voting will be finalized thru email. Rob motioned to accept, Tori 2nd, all in favor.
- Discussed Event Bright and upcoming Indians Game. Tori reserved tickets and sent out fliers in mailboxes. Discussed payment to Tori expenses. Tony motioned for approval of \$200 for Indians game tickets and fliers, Dennis 2nd, all in favor.



- Discussed payment to Dennis for expenses on maintenance letter stamps. Tony motioned for approval of \$56.87 for stamps, Dennis 2nd, all in favor.
- No new legal costs incurred.
- No new late fees added to residents accounts for 2nd Quarter Late Fees.
- No new landscaping invoices.
- No new discussion on playground issues, traffic/speed on Belmeadow.
- Discussed Exterior Maintenance Guideline updates. Tony will continue to respond to each email response. Jed will update vehicle policy #14 to include no boats or canoes are permitted for long storage on property.
- Discussed the continuation of the Beautification Project. A small pine tree needs to be removed on the right side as you leave our development. Dead trees and overgrown vines, bushes are leaning on the fence need removed. Dead ash trees along front of development, in city lawn, need replaced.
- Continued discussion of the by-laws wording and certain items within are no longer applicable. Various sections need updated.

Design Review: Approved an Andover resident for new window replacement.
Approved Dayflower resident to paint front and side door of house a dark blue.

Web-site:

With new home buyers, GPHA Maintenance Reviews, and the Cleveland Indian Game approaching, website traffic continues to increase.

Miscellaneous:

- Maintenance fees for continuous violators will be assessed next year, 2017. More discussion to follow.
- Agreed to have next month's meeting on September 20th at 7:00pm, center of square.

Resident Participation: none

Absent Members: Sam, Rick, Jed

General Session Adjourned: 8:40 pm.



| Actions and outstanding Items | Owner |
|---|--------------------|
| 1. Continuation of Beautification project. Pine tree by front entrance needs removed, overgrown bushes on front fence also needs removed. Will find out a price for cutting down a large, dead, semi-fallen tree in common area - safety concern. | Dennis |
| 2. Continue with maintenance email responses. | Tony |
| 3. Continue Lien letter responses to acquire past GPHA dues. | Dennis, Rick |
| 4. City lawn trees that need replaced by front fence. Further discussion of traffic/speed on Belmeadow with city officials. | Sam |
| 5. Update/improve by-law verbiage. Update vehicle policy #14 to include no boats or canoes, etc. permitted to be stored on property for a length of time. | Jed |
| 6. Continue with Indians game night plans. | Tori |
| 7. Any new design reviews to be assessed. | Dennis, Rick, Tony |

Respectfully submitted,

Tony Klepec -Secretary

Minutes Approved _____, 2016 _____ President