

# Hickory Ridge Owners Association Annual Meeting

Minutes for February 28, 2022

**Present:** G. Scharer (Chair), W. Kunkle, A. Hewitt, S. Wagenman, G. Doyle, 2665 Oak Trace Court (by proxy to A. Hewitt), 2920 Kant Place (by proxy to G. Scharer), 2928 Sassafras Lane (by proxy to G. Scharer), 2674 Oak Trace Court, 3005 Kant Place, 2938 Sassafras Lane, 2798 Big Woods Trail, 2825 Big Woods Trail, 2704 Laurelwood Court, 2830 Big Woods Trail, 2726 Oak Trace Court, 2795 Big Woods Trail, 2980 Kant Place, 2684 Laurelwood Court, 2970 Kant Place, 2995 Kant Place, 2940 Kant Place, 2806 Big Woods Trail, 2895 Big Woods Trail, 2901 Big Woods Trail, 2771 Oak Trace Court, 2695 Oak Trace Court

**Absent:** all other property owners or their proxies

**Also present:** Retained counsel

## Acceptance of Minutes from 2021 Association Meeting

Lacking a written record of the previous year's meeting, counsel suggested the Association could vote to ratify and accept the election of A. Hewitt to the Board of Trustees. A motion to do so was offered and seconded, and by acclamation the quorum of the Association ratified the action in lieu of accepting the minutes.

## Trustee Board Member Reports

1. Vice President A. Hewitt reported that she would soon be selling her property, but was willing to remain a trustee until that time. Counsel advised that the board of trustees may vote among themselves to appoint a member to fill any vacancy which occurs between meetings of the Association.
2. President G. Scharer expressed willingness to remain a trustee for another term. Counsel clarified that trustees are not elected to any particular position on the board, and that the trustees can rotate board positions as often as they would like.
3. Treasurer G. Doyle expressed willingness to remain a trustee. He also reported that the Association had achieved its goal of having approximately a year's worth of expenses in savings, and therefore the annual assessment had been reduced this year.
4. Trustee-at-large W. Kunkle reported that she had supervised and personally seen to landscape needs of the Association not covered by the landscape contract. She reminded the Association of the Nextdoor app group "Hickory Ridge Landscape Volunteers" which helps to coordinate opportunities to assist as volunteers to pick weeks from bushes, clean growth from between cracks of bricks on roundabouts, etc. and at the request of a property owner, Board President G. Scharer affirmed that he would post a link to that Nextdoor group on the Association Facebook page.

5. Secretary S. Wagenman encouraged property owners to run for a position on the Board of Trustees, and expressed gratitude for the frugality and dedication of past and present Board members. He also noted that the Association was now accepting PayPal payments and that any property owners in attendance who had not yet paid the annual assessment could come to see G. Doyle afterward and pay by scanning a code with their mobile devices. Counsel clarified that trustees are not elected to a particular position on the board, and that the trustees could rotate positions as frequently as desired among themselves.

### **Election for Varying Terms of Office**

1. Counsel explained that the Association needed to reset all trustees' terms in such a way that no more than two elections to fill vacancies due to expiration of such terms would occur in any given year. Beginning with the terms of trustees on the board as of the 2022 annual meeting of the Association, there will be one term which ends after one year, two terms that end after two years, and two additional terms that end after three years. It would be up to the board to distribute such terms among themselves as they see fit, after the election of all trustees. Counsel then explained that S. Wagenman and W. Kunkle were not running for re-election, and therefore at least two positions were open for election.
2. S. Wagenman nominated C. Garcia as a trustee, who then accepted the nomination, and J. Skinner subsequently volunteered to run for a second position. Because only two nominations occurred, and only two of the desired total five positions were currently empty, counsel advised that a secret ballot election did not need to occur. The Association elected both nominees as trustees appointed to the board.

### **Open Forum**

1. An owner of a property abutting I-675 advised that despite what may be stated in the Association's legal documents, the City of Beavercreek has asserted that sections of wooden barrier separating those properties from the freeway are the property of the owners of the lots against which those barrier sections abut. The same property owner advised that if I-675 ever expanded to the point that a sound barrier became necessary, local government(s) would pay for construction and maintenance of such a new wall, which would replace the wooden barrier(s).
2. Outgoing board member S. Wagenman advised that any member of the Association could request the board post advertisements for things such as annual Easter egg hunts, block parties, neighborhood barbecues/parties, holiday lighting contests, etc. on the Association Facebook page.
3. Counsel advised that with a motion to adjourn, the meeting could end with a vote by acclamation. The motion was put forth, seconded, and upheld by acclamation.

**Next Meeting:** Early 2023