

Tyler's Reserve Homeowners Association

Annual Meeting – April 12, 2018 at 6:30pm

Heritage Elementary School - West Chester, Ohio

Agenda – Board of Trustees

Call to Order: Tom Wiandt

Roll Call/Quorum & Introductions: Dawn Brandenburg

- Board introductions
 - Tom Wiandt – President
 - Kevin Rowe – Treasurer
 - Dawn Brandenburg - Secretary
- Homeowner introductions

Proof of Notice: Dawn Brandenburg

--- Dawn Brandenburg was not able to attend the meeting – Tom Wiandt handled the proof of notice and other roles of the Secretary during this meeting.

- Signs (in place 5 days prior to meeting) and letter (mailed at least 20 days prior to meeting)

Reports of Officers:

- Financials: Kevin Rowe
 - 2017 Financials & 2018 Budget
 - There was a question on the flex matting on the front ponds – why does grass not grow on these? It was noted that the upper pond has had success with grass growing on the flex mat. Tom Wiandt discussed what the supplier's website states as the 10-year process for grass infiltration – T. Wiandt to follow-up on potential warranty, etc.
 - There was a question on the \$ increase in the "Social Events" budget line from last year – K. Rowe explained that this was because we included Christmas lighting on that line and we expected a significant enhancement in the holiday lighting.
 - Liens/delinquents update
 - Kevin Rowe discussed recent lien activities and explained the foreclosure actions that the board took. Tom Wiandt and Kevin Rowe explained the recent policy change that the board enacted on the foreclosure policy.
 - 2017 Tax return filed
 - Review of rules for dues payments & delinquencies
- Architectural Reviews: Tom Wiandt

- Homeowners Responsibilities: Tom Wiandt

- Rules & Regulations Document

--- There was a question on the poor state of some of the mailboxes – T. Wiandt emphasized the tagging process.

--- There was also a question on a couple homes having a slightly different style mailbox – the Board emphasized that they would stay on top of these issues and communicate the requirement to go with the box stipulated – also noted that the same mailbox is available at Home Depot for a cheaper price.

- Tagging/Compliance Report

- Community Operations: Tom Wiandt

- Landscaping/Grounds

- Estates Entrance Pillars – masonry repair/restoration
 - New electric lines/outlets installed at main entrance area

Reports of Committees

- Landscape committee – Jeff Winkler, Mary Rowe, & Amy Wiandt

- Social media committee

- Website – www.TylersReserveHOA.com – Anthony Dilisio
 - Email – TylersReserveHOA@gmail.com
 - Facebook - TylersReserveHOA

2018 Planned Projects: Tom Wiandt

- New pool liner

--- T. Wiandt explained that this project has been delayed until the Board determines if the potential of a major pool renovation and expansion with the help of M/I Homes is possible.

- Addition of electric outlet in 1st landscape island at main entrance area

--- T. Wiandt explained that this is being installed to be able to add significantly more lights at the entrance area during the Christmas season.

- Enhanced Christmas lighting at entrance – new Christmas Decorating Committee formed

--- T. Wiandt explained that the disappointing lights at the Tylersville Road entrance were driven in part by the rushed plan because of the late November project to repair and replace the electricity source at the pillars. We expect a much better result driven by the new committee's efforts this year.

- Chairperson: Dawn Brandenburg
 - Members: Kristen Gleis, Kelly Brion, and Mary Rowe

Nomination of Election Official: Dawn Brandenburg

Board of Trustees Nominations: Dawn Brandenburg

- Nomination and seconding of election official

--- Brandon Wheatley was nominated as the election official

- Introductions

--- Kyle Zink introduced himself and spoke a bit about his family – he appeared on the ballot for the position of Secretary

- Nominations from the Floor
- Documentation of all nominations/collection of all proxy forms

Election Results: Dawn Brandenburg/Election official

--- There were sufficient votes to ensure a valid election – the following people were elected for a term on the board – Tom Wiandt (re-elected President), Kevin Rowe (re-elected Treasurer), and elected for the first time, Kyle Zink (Secretary)

Planned M/I Homes Development: Tom Wiandt

- Update on current status of development
- Questions/Concerns – open discussion

--- One resident shared concerns on the upcoming new construction of Tyler's Vista by M/I Homes. Their concern focused on the potential for parked construction trucks in front of existing homes in Tyler's Reserve. The Board pledged to stay in communication with M/I and the Township as issues arise during construction.

Old Business/New Business: Tom Wiandt

- Call for volunteers – social committee, Christmas decorations
- Introduction of at-large board members

--- Kelly Parker, Brandon Wheatley, and Dawn Brandenburg were introduced as the new “at-large” (non-voting) board members. Only Brandon Wheatley was in attendance.

- Open forum/discussion

Adjournment: Dawn Brandenburg

- Motion

--- Jennifer Curtis motioned to adjourn the meeting

- Second of motion

--- Brandon Wheatley seconded the motion to adjourn.

- Vote to approve

