

RFHOA ANNUAL MEMBERSHIP MEETING - MINUTES
November 4, 2021

The annual membership meeting of the RFHOA was called via zoom to order at 7:05pm by President Wayne Umland. Board Members present were Wayne Umland, Kristin Bramble, Bob Merino and Mike Bross. Mick Moritz, Scott Kelley and Josh Lecker were excused. Gena Dwyer from Sherman Property Management was in attendance. 59 properties were represented via proxy and several members were in attendance, the Secretary confirmed that we had a quorum.

The Minutes of the November 15, 2020, meeting were sent to everyone. Upon a motion made by Mike Bross and seconded by Bob Merino, the minutes were approved unanimously.

President's Report-Wayne Umland

The President's letter mailed in the annual packet summarizes the president's report except for board's decision at the last board 2022 meeting that we will discontinue social memberships starting January 1st. The reason for this facilities, the facilities should be for the exclusive use by our members and we do not want to expose ourselves to additional liability with others using the facilities. will limit our liability exposure and allow our members to enjoy the tennis and pickleball courts without tying up the reservation system. Sherman Management will send a letter to our only social member, The Shorbs advising them of this change.

Treasurer's Report- Scott Kelley (Presented by Gena Dywer)

The mailing that was sent summarized the expenditures through August 31, 2021. We looked at the 2021 budget and results as we developed the 2022 budget. The proposed budget for 2022 provides annual dues staying the same at \$500 per property. We are on track for what we budgeted, knowing that we are splitting the tennis court expenses between last year and this year. We still have about \$8,000 to \$9,000 in tree removal and fence repairs from the microburst. We spent a good amount of money on our capital improvements over the last two years but can keep the dues at \$500. We are waiting for Trump Landscaping to complete the last couple of fence repairs that should be completed in the next couple of weeks. Craig Moyer pointed out there are some additional repairs that are needed on posts and caps located by Chestnut Lane. We are saving money by not adding wood chips to areas that get washed out and but instead planting grass.

A motion was made by Bob Merino and seconded by Mike Bross to approve the budget mailed to everyone in the package. The motion passed unanimously.

Nominating Committee- Rob Bowen (Presented by Wayne Umland)

We have three board members whose terms expire this year, Bob Merino, Kristin Bramble and Josh Lecker (who agreed to complete Christine Kates' term).

Both Bob and Josh have expressed their desire not to continue for another term. The nominating committee is submitting candidates Andy Miller and Seth Trone for election to the board and

Kristin Bramble for reelection. All three are homeowners and our By-laws require that the RFHOA Board consist of four homeowners and three condo owners. Nominations were closed, presented by Wayne Umland and seconded by Bob Merino. The nominees were approved and elected by a unanimous vote.

Grounds Committee-Bob Merino

Bob thanked his committee members. The mailing that was sent summarized the projects that were completed this year that included the installation of the new tennis courts and improvements to the pond drainage. Repairs are being made to the fences and tree removal will be continuing from the storm damage. Trump landscaping is doing a wonderful job maintaining the property. Pond aeration is not needed at this time. Shed repair is scheduled to start soon. Property owners were reminded not to discard personal materials and yard waste in the easement or anywhere on the property.

Social Committee- Kristin Bramble

Unfortunately, due to Covid, our social committee was not very active. Pumpkin carving contest had no interest but will try again next year. The RFHOA holiday party is scheduled for December 4th and RSVPs are due November 19th. Social Committee is looking for volunteers; events that require volunteers are in jeopardy.

Website Committee- Kristin Bramble

In January the website was launched. We had a few bumps along the way, and it is a work in progress. The new site contains: a printable household directory, calendar with ability to RSVP, link to pay bills/fees to Sherman, ability to send emails with attachments, document retention of minutes, committee reports etc. We can upload photos and reserve the tennis/pickleball courts on line.

New Business:

Wayne discussed some complaints he has received from the condo owners about the dog walkers not cleaning up their waste and allowing dogs to run onto properties. He reminded everyone of the township laws and condo's regulations in their bylaws. He is also expressed concern for the safety of pedestrians on the narrow roads in their development as there have been a few close calls. Kristin noted that persons not part of our association is entering RFHOA walking trails, fields, and the pond area. Wayne will be sending a letter to the presidents of Chanticleer, Wyndham Hills South and Southwynd HOA advising them of our rules and concerns.

Being no other business, the meeting adjourned at 7:42pm.

Submitted by,

Kristin Bramble, Secretary