

Approved

**MINUTES OF ANNUAL MEETING
HOPEWELL HEIGHTS CONDOMINIUM PHASE II ASSOCIATION
2017**

Pursuant to notice of all the members, the Hopewell Heights Condominium Phase II Association met on June 14, 2017, at the Licking County Library in Newark, Ohio for the Annual meeting. The following trustees were in attendance: Valerie Bailey, Jerry Brems, Nasie Gallagher, John Gibson, Sandra Nihiser and Gene Wright. Dick Miller, property manager and Jodi Barford , assistant property manager were present.

The meeting opened at 5:03 with a welcome from Valerie Bailey, president.

Individual introductions were made by 25 members and 1 guest. There were 18 absent with 9 condos not represented. Proxy votes were requested for presentation.

Approval of Minutes – 2016 Annual Meeting Minutes - Sandy, Secretary

The Minutes were previously sent to owners for their perusal . With no additions or corrections stated, a motion to approve was made by Trudy Wright, 984 Hopewell Heights Drive. Ken Nihiser, 976 Hopewell Heights Drive seconded. The motion passed.

Treasurer’s Report – Gene – Attachment #1

- Year end report for 2016
- Year-to-date and Budget
- No delinquent dues as of May 31, 2017
- Reserve budget as of December 2016 - \$56,292.60

Gene expressed appreciation for Valerie and Nasie’s years of service on the Board.

Maintenance Report – Jerry, Vice President

- Year-end 2016 report:
- Hopewell Heights Drive was sealed .
- The pond will be left to revert back to the original stream. It was treated and aerated.
- Ash Trees were removed.
- Garage fronts and minor repairs completed
- Past maintenance lists completed
- 2017 Projects:
- Pond continues to be serviced. If necessary a possible tubular aeration may be tried at a later date.
- Tree removal as necessary for safety.
- Reply to question: Marjorie Wilson, 977 Hopewell Heights Drive, the privacy fence at Hopewell Drive will be repaired as needed after Ash trees are felled.

Election of Directors – Dick, Property Manager

Teresa Keene, 969 Hopewell Heights Drive and Larry Messner, 939 Professional Parkway, presented by nominating committee.

Neither nominee in attendance. Delores Ferry, 986 Hopewell Heights Drive, moved that the nominations be closed. Helen Williams, 970 Hopewell Heights Drive seconded the motion. Motion passed. Counters: Nasie Gallagher & Marjorie Wilson. Teresa and Larry were duly elected.

New Business – Dick, Property Manager

The HHCA Phase II amendment Declaration Article III, Section 2(g) entitled, “Leasing of Units” received the required percentage of approval from the owners. HHCA Phase II attorneys will file the paper work.

Related to owners the importance of reporting concerns to him, not to the Trustees. Explanation of the Association website . Magnets with complete contact information were gifted to the owners by Jerry Brems.

Owner’s Questions:

- Garage and Porch lights replacement, Working toward 2018
- Mailbox replacement. Repair and replacement in 2017
- Continued gutter cleaning
- Areas to be mulched.
- Water pressure and gauge concerns.

Summer Picnic – September 10, 2017. Rear of 955 Hopewell Heights Drive, with picnic beginning at 4 o’clock pm. Rain date is: September 17, 2017

Trustees will contribute \$10.00 each for meats, and supplies. Hostesses: Trudy Wright and Diane Van Hoose. Attendees furnish covered dish and preferred beverage.

Adjournment :

A motion to adjourn was presented by Nasie Gallagher, 955 Hopewell Heights Drive with a second by Valerie Bailey, 954 Hopewell Heights Dr. Motion passed.

6:02pm – John Gibson expressed appreciation to Dick Miller, property manager and Jodi Barford, assistant property manager for jobs well done.

Jerry Brems as President *6-13-18*

 President Date

Ernest Wright *5-13-18*

 ATTEST Date

Final Approval: Annual Meeting, June 13, 2018