

**FARMINGTON MEADOWS ANNUAL HOMEOWNERS MEETING**  
**Messiah Lutheran Church, 1200 Waggoner Road, Reynoldsburg, Ohio**  
**April 17, 2018 – 7:00 PM**

The meeting was called to order by Dave Bates at 7:02 PM.

**Declaration of Quorum / Certification of Proper Notification of Meeting:**

Thirty-six residents, the Board of Directors, Dick Miller, Property Manager and Jodi Barford from New Concepts Property Management Company were present at the meeting. Dave Bates declared quorum was sufficient to conduct the annual meeting. Notices of the Annual meeting were mailed to unit owners in March.

**Introduction of Board Members:**

The Farmington Meadows Board of Directors were introduced by Board President, Dave Bates; Glenda Hewitt, Treasurer; Deb Madden, Secretary; Other Members: Diana Stout, Pam Schneider, Linda Kosanchick.

**Guests:**

At the invitation of the Board of Directors, two Reynoldsburg police officers attended the meeting. Officer Jackson is a community resource officer for the Taylor Square retail sector and Officer Fulton is a community resource officer with the Reynoldsburg schools. Both officers are available to assist residents in the area in addition to their specific assignments which include bike duty, traffic enforcement, drug prevention, etc. The officers provided information on crime statistics in our area, safety and security tips for homeowners, car break-in and crime prevention tips, the vacation house-watch program, the "Blue Card" program which allows residents to report traffic violators, and the Block Watch program.

**Approval of 2017 Annual Meeting Minutes:**

Residents received a copy of the 2017 Annual Meeting minutes for review. Sue Reash made a motion to approve the minutes; motion was seconded by Jack Albert. A vote was taken and the motion carried unanimously.

**Financial report for 2017:**

The financial reports for the period ending 12/31/2017 were reviewed by Dave Bates. The reserve fund spreadsheet has been posted on the Farmington Meadows website at [www.newconceptspropertymanagement.com](http://www.newconceptspropertymanagement.com). Bill Hewitt made a motion to approve the financial reports as of 12/31/2017; the motion was seconded by Annette Hudson. A vote was taken and the motion carried unanimously.

**Election of Directors:**

Three positions are open on the Board of Directors, a 1-year term and two 3-year terms. Dave Bates, Linda Kosanchick and Annette Hudson were introduced as nominees. Annette provided a statement regarding her background and desire to serve on the Board. There were no nominations from the floor.

Jack Albert made a motion to close the nominations; the motion was seconded by Pat Rogers. Votes were cast and after a tally of the votes, Dave Bates and Linda Kosanchick were voted to serve the two 3-year terms, while Annette Hudson was voted to serve the remaining 1-year term of Pam Schneider's 3-year term. Pam Schneider had previously submitted her resignation effective 4/17/2018.

**President's Report:**

- Roofs for buildings 6, 7, and 9 were replaced in 2017 by Newman
- Asphalt repair and sealing was completed in 2017
- Joseph Tree Service removed specific trees and bushes, grinding the roots.
- Three amendments were added in 2017 to the Farmington Meadows Declarations & Bylaws which limited the number of pets and permissible dog breeds per household; the number of individuals from one household who could serve on the board; and the prohibition of Tier II & III offenders as residents in the community.
- Actions items for 2018 include:

- Replacing roofs on buildings 13, 15, 17. Building 10 was scheduled for a new roof, but Newman Roofing reported the roof is good for several more years since it was replaced after a fire.
- Asphalt repair and sealing will be completed at the west end of the community property.
- Buildings #2, 3, 4, 7, 9, and 13 will receive any required rehab.
- A water shutoff key for the community was purchased and is being retained at Linda Kosanchick's.
- The board saved money by switching lawncare and snow removal services to Warner. The contract is for one year.
- New mulch has been put down except for buildings that are being re-roofed. Those buildings will receive new mulch after the roofing project is completed.
- A retaining wall on Meadowlark Lane South was repaired.
- On behalf of the Board of Directors, Dave Bates provided a verbal apology regarding a complaint for use of the term "ghetto" that used in a poem in the Winter community newsletter.

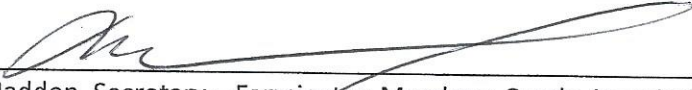
**General Discussion:**

- Dick Miller provided an explanation of the types of rehab completed on an annual basis to keep the units in good repair. Some types included but are not limited to power washing, replacement of rotting wood trim, posts, etc.
- Newman plans to begin roof replacement project on April 23, weather permitting. Residents of the three buildings will be notified by Newman to move their cars from the work areas during the project.
- Dick Miller recommended that residents, as a courtesy, notify the residents for their specific building when the water supply needs to be shut off for plumbing repairs, water heater or dishwasher replacements, etc.
- There is currently one 3-BR unit for sale.
- New residents to the community in attendance at the meeting include: Linda Johnson, Dan George, Dora Bender and Steve and Pam Pollen. They were welcomed into the community.

**Adjournment:**

Jack Albert made a motion to adjourn the meeting; motion was seconded by Bill Hewitt; Following a vote, the motion passed unanimously. The meeting was adjourned at 8:00 PM.

4/16/2019  
Minutes Submitted

  
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Deb Madden, Secretary – Farmington Meadows Condo Association

4/16/2019  
Minutes Signed