

Annual Meeting

April 16, 2015

Minutes

Present: Kathryn Anadein, Casey Beaudoin, Vanessa Carter, Dick Lightner, Bill Taylor

Absent: Larry Price

The meeting was called to order by President, Vanessa Carter, at 6:35 p.m. Manager Dick Lightner read the roll call and counted proxies received. There were ten (10) homeowners present and five (5) proxies. It was determined that there was not a quorum and it was announced that no business requiring a vote of homeowners could be conducted.

Proof of notice for the meeting was read by secretary, Kathryn Anadein.

Minutes from the April 17, 2014 Annual Meeting were read by secretary, Kathryn Anadein

Review of Annual Audit – year end 2014

The annual year-end audit for 2014 was reviewed by Mr. Terry Egan, partner with Flagel, Huber, Flagel & Company. Mr. Egan reported that the audit reflects a “clean opinion.” Net worth of the Association is \$138,804.

Review of Legal Actions – year end 2014

Attorney Scott Miller of Altick & Corwin reported that his firm continues to work with us on amending our bi-laws to bring them into compliance with Ohio law. We still have sections of our bi-laws that need to be amended but cannot be changed without a vote of the homeowners when a quorum is present. He indicated that Ohio law takes precedent if our bi-laws and the Ohio code differ. Our manager has taken on much of the collections work, significantly reducing our legal costs in that area.

Review of Board Candidates

One person expressed interest in a position on the board. There will be further discussion at the May board meeting as there is no quorum today and, therefore, there can be no vote.

Review of Accomplishments and Planned Projects

Accomplishments

- Total redesign of website
- Renovation of tennis court
- Removal and replacement of diseased trees
- Clearing of the creek (the creek is owned by Trotwood, but the beautification of that area benefits Salem Bend and enhances our relationship with City of Trotwood)
- Landscaping rocks have been strategically placed around the community to prevent people running over grass
- Number of vacant units reduced to eight (8) Ten (10) units sold during 2014
- Very active Neighborhood Watch group
- Adopt-a-Road- cleanup program working well
- Board member attending Trotwood City Council
- Good working relationship with Trotwood Police
- New trash company pick up times and recycling stations are working well

Spring and Summer Projects

- Pool uncovered
- Trim and Garage door headers will be painted
- We have negotiated a price with Dayton Door Sales to repair Garage Doors at home owners expense
- Addition of new pet stations
- Owners may be fined for unattended dogs on balconies, patios or in common areas
- There will be twenty sections of new sidewalk
- One (1) section of street will get new blacktop
- Eight (8) or nine (9) new roofs

President's Report

President, Vanessa Carter explained the legal necessity for a functioning Board of Directors and the need for an active Association community if Salem Bend is to continue to thrive. She also explained that regaining FHA certification will help increase the property value of our units. In order to be recertified we must reduce the number of units that are behind in payment of association fees.

Homeowner Comments

A homeowner commented that the foundation work that was previously done is not holding up. Dick Lightner said he is aware of this and that the work will be redone. He stressed that there is no concern about the structural integrity of the buildings.

Homeowner commended the staff on clearing of sidewalks and streets during winter storms

This is Vanessa Carter's last meeting as President of the Salem Bend Board of Directors. Casey Beaudoin presented her with a gift as an expression of the board's gratitude for the outstanding leadership she has provided over the past six years.

Bill Taylor will become the next president of our Board.

Motion to adjourn the meeting was made by Bill Taylor and seconded by Casey Beaudoin.

Meeting Adjourned at 7:54 p.m.

Respectfully submitted

Kathryn Anadein, Secretary