

Salem Bend Association Board Meeting
Minutes
January 15, 2015

Call to Order: 6:35 p.m.

Roll Call: Kathryn Anadein, Casey Beaudoin, Vanessa Carter,
Dick Lightner, Larry Price, Bill Taylor

Minutes from the November Board meeting were reviewed. Motion to approve minutes as presented made by Casey Beaudoin; seconded by Bill Taylor and unanimously approved.

Financial Report: Larry Price reviewed the financial statements with the board pointing out that the cash position at end of 2014 was up about \$36,000 compared to the 2013 year end figure. Legal and Utilities are two areas where we have significantly reduced our expenses.

Need for an audit was discussed. It was noted that we work closely with our accountants and follow their recommendations with regard to best practices. We will continue to do this.

Motion to approve November and December financial reports was made by Casey Beaudoin; seconded by Bill Taylor; unanimously approved.

Manager's Report:

Insurance is up for renewal. Brower is gathering bids from three (3) companies. We will likely have an increase as we have not had one in three years.

LED lights are purchased and installed (two lights yet to be installed) so we should see a difference in our DP&L bill.

One (1) building was without power for a night. DP&L was very responsive, restoring power to the building and working quickly to repair the line from the building to their transformer.

Sherriff sale: unit 5559 was sold to the bank so bank will pay fees going forward. Unit 5171 sold but buyer backed out. Salem Bend keeps the \$1800 down payment and the unit will go back to sheriff sale.

New trash pickup schedule seems to be working well and people are using the recycle bins.

President's Report

Vanessa Carter reported that mentoring is going well with Bill Taylor. Legal/collection meeting with Dick, Bill, Larry and Vanessa is scheduled for January 9 at 9:30.

Vanessa reported that she thanked Ann Robinson for helping out at the office while Dick was off. Ann said she would be happy to help again if needed.

Preparation for the annual meeting has been started by Vanessa and Dick.

Recreation Officer's Report

Christmas decorations have been taken down

Light posts around tennis court will be removed and not replaced

Creek work is progressing well

Miami Valley Innovations is changing area at the end of Salem Bend and Salem Bend residents will no longer be able to park there as this area will serve as emergency access to MVI buildings and residents.

There are still stumps that need to be removed. Casey and Don are working on it.

There is a final draft of the Trotwood pet ordinance. As soon as it is approved the "no pet" signs along the creek will be removed and our pet waste stations will be installed.

Old Business

Ohio House Bill 135 was effective in 2004 and our by-laws have not been updated to bring us into compliance with that bill. Vanessa suggested and Board agreed that Scott review and draft updated bylaws for us.

New Business

Vanessa will handle Dick's evaluation. Comments/feedback relating to Dick's job performance should be given to Vanessa.

Donnie's contract needs to be redone. It is old and out of date. We need a new contract that clearly reflects/defines the employment relationship between Donnie and Salem Bend.

We need to be thinking about potential new board members.

Committee Reports

Welcome Committee: Unit 5551 was purchased by Mr. Chopre

Neighborhood Watch: Next meeting is February 5, 2015. Trotwood has all the dates for 2015.

Adopt-A-Road: We can expect information from Trotwood in February or March, 2015.

Upcoming dates:

Game Night	February 7, 2015
Next Board Meeting	February 19, 2015
Closed Board Meeting	March 19, 2015
Annual Meeting	April 16, 2015

Motion to adjourn the meeting made by Casey Beaudoin; seconded by Larry Price

Meeting adjourned at 7:45 p.m.