

Salem Bend Association  
Board Meeting  
May 14, 2015  
Minutes

Meeting called to order 6:35 p.m.

Present: Kathryn Anadein, Casey Beaudoin, Dick Lightner, Fran Mitchell,  
Larry Price, Bill Taylor

Minutes: March minutes will be read at May meeting.

Finance Report: Treasurer Larry Price submitted April Financial report for  
approval.

Motion to approve made by Casey Beaudoin

Second by Bill Taylor

Unanimously approved

Manager's Report:

Pool: Water is in pool and inspection is scheduled for next week.  
Pool monitor Joy is coming back this summer and there is one other  
potential candidate for the job. We need two monitors.  
The 911 pool phone has been turned on for the season  
Sides (walls) of the pool need to be painted next year and the  
concrete deck will need to be replaced in the next year or two.

Units: 5129 Well-Fleet – New owner moved in  
5559 Hummock - Purchased but not yet occupied by new owner  
5075 Well-Fleet – vacant almost one (1) year. WPCU pushed to  
sheriff sale.  
5015 Well-Fleet – owner died so unit will probably be vacant until  
estate is settled.

President's Report: Collection meeting with Dick and Larry scheduled for  
June 11, 2015 at 6:30 p.m.

Bill welcomed our new board member, Fran Mitchell, who will be mentored  
by Larry Price to learn the Treasurer's responsibilities.

Recreation Officer's Report: Stump removal will take approximately two days. We need to schedule rental of the stump grinder.

Website is down but should be back up by Saturday, May 16.

New flower bed by tennis court is doing well.

Fence at end of Nantucket has been painted.

Casey would like to change the title of his board position from Recreation Officer to "Maintenance" Officer. Dick Lightner noted that it is named "recreation" officer in the by-laws, but we can informally call it whatever we like. We agreed that we will use the Maintenance Officer terminology.

Old Business: Chapter 16 of our current by-laws requires a 75% majority of those who are eligible to vote in order to change many things in our by-laws. This has proven to be not feasible over the last several years. We need to have a one-time "get the vote out" campaign in order to change three things

1. Make changes necessary to bring our by-laws into compliance with Ohio law.
2. Change voting to 75% of people who are present and/or sent proxy
3. Change our fee structure to one (1) uniform fee for all units.

After much discussion it was decided that

1. Dick Lighter will create an information sheet that board members and manager can personally give to unit owners so that we can secure their proxy or commitment to attend a called meeting (to be scheduled) and cast their vote in person.
2. We will leave the "fee" issue off this ballot and put that issue on the agenda for the next annual meeting.
3. We will finalize plans for this campaign at the June board meeting.

New Business: Board officers are as follows

President - Bill Taylor

Vice-President – vacant

Secretary – Kathryn Anadein

Treasurer – Larry Price

Maintenance Officer – Casey Beaudoin

Fran Mitchell – being mentored for Treasurer

Drainage project: we have one firm quote of \$16,000 for the drainage Repair. This does not include any warranty due to the large number of variables involved. We are waiting for two additional quotes.

Motion to approve proposed drainage project up to \$20,000 giving Dick Lightner authorization to make the final decision about which contractor will be awarded the job.

Second by Bill Taylor

Unanimously approved

Walk- thru is scheduled for June 13. Board members who can participate should meet at the clubhouse at 9:00 a.m. Fran Mitchell suggested we each submit areas that we think need to be looked at in advance of the date.

Pool Party is scheduled for July 18. Due to insurance restrictions there will be no Bouncy house. We will have face painting, goody bags, BBQ. The City of Trotwood mayor, fire and police will be invited.

We have complaints about dogs being left unattended on patios/balconies. After discussion it was decided that our manager, Dick Lightner should send two letters to the offending homeowner. If the letters don't result in the homeowner's compliance then a \$100.00 fine will be levied against that homeowner.

Neighborhood Watch – Vanessa Carter has agreed to continue as the neighborhood watch captain and board has approved.

Adopt-a-road is headed by Robert Vincent and clean-up is scheduled for This Saturday, May 16.

Casey Beaudoin moved to adjourn the meeting to Executive Session

Second by Bill Taylor

Meeting adjourned to Executive Session at 8:27 p.m.

Executive Session Called to order at 8:28 p.m.

Manager, Dick Lightner, has asked for an additional week of paid vacation be added to his contract. The board unanimously agreed to grant one additional week of paid vacation effective immediately.

The board also unanimously concurred that Dick be allowed to alter his

schedule to accommodate the medical treatments he is currently undergoing.

Ann Robinson has agreed to be our office back-up personnel if needed.

Executive session ended at 8:31

Motion to adjourn meeting was made by Casey Beaudoin

Second by Bill Taylor

Meeting adjourned at 8:33 p.m.