

CHEVINGTON WOODS CIVIC ASSOCIATION

TENTATIVE MINUTES OF ANNUAL MEMBERSHIP MEETING

**October 29, 2008
Seton Parish Activity Center
Pickerington, Ohio**

Call to order: President Comanita called the meeting to order at 7:30 p.m. and noted that a quorum was present. There were 22 residents in attendance representing 15 lots. The CWCA member (lot owner) sign in sheet is on file and made a part of these minutes by reference.

During opening remarks the President thanked the residents present for attending. She also thanked resident John Alge for again graciously furnishing his PA system for use during the meeting. She then introduced the officers and Trustees present. She noted Chevington Woods was a nice community to live and raise a family and stated the CWCA Trustees were striving to make it the best community in Violet Township.

She concluded her opening remarks by noting that all members wishing to speak should go to the microphone in the middle of the room and identify themselves by name and street address so the CWCA Secretary could properly record the Minutes. She also asked that all residents limit their remarks or questions to five minutes until all residents who wished to speak had done so.

Reading of the Minutes of the last membership meeting:

The Chair called for the reading of the minutes of the last membership meeting held on October 15, 2007. The Secretary read the minutes. The Chair called for any additions or corrections. Hearing none, the minutes were approved as read.

Following the reading of the Minutes there was a general discussion concerning the inadequacy of the sound system in a large room with poor acoustics. Subsequently resident John Alge was recognized by the Chair and offered the following motion:

"The Secretary of the CWCA should prepare the tentative Minutes of the annual meeting and along with the written Notice of the annual meeting (not less than ten days prior to the meeting) include a written copy of the tentative Minutes or, at the discretion of the Trustees, include a notice that the tentative Minutes of the previous annual meeting can be read online at the CWCA web site prior to the current annual meeting.

The intent of the motion is to provide the opportunity to waive the actual reading of the Minutes at the annual meeting via a motion to waive the reading should there

be no corrections or additions offered at the annual meeting." Resident Doris Dando seconded the motion which passed without dissent.

Announcements:

The Chair then made the following announcements for the benefit of the members present: (1) The CWCA would as usual sponsor free cider and donuts at the N. Reserve on Trick or Treat night later in the month (2) Judging for the Yard of the Month (YOM) Seasonal Awards will begin December 8th and conclude on December 12th and (3) Congratulations to Trustee and Chairperson of the Entrance Beautification Committee, Julie Squier, for the first place award received by Chevington Woods from the Violet Township Bicentennial Committee for the best subdivision landscaping (volunteer division) award for 2008.

Treasurer's report:

Treasurer Murphy noted a Balance Sheet and Profit & Loss Statement were furnished the residents when registering for the meeting. He made a brief review of the CWCA finances including the impact of legal fees resulting from the Stacy v. Snell lawsuit and stood for questions from the members present.

Member John Alge asked what percentage of residents were paying dues. Treasurer Murphy responded that at present eighty percent (80%) of the residents were current in paying their dues.

Member John Alge then inquired how the CWCA could collect the dues monies that were in arrears. It was explained that was one of the questions currently being handled by CWCA counsel and if necessary would be submitted to the appropriate court of jurisdiction for resolution.

Member John Alge asked why the report did not cover a full year. It was explained the CWCA fiscal year is from January 1 through December 31. The financial report for the entire previous fiscal year is published with the first quarter CWCA newsletter each year.

Old Business: The Chair asked the Deed Restriction Committee (DRC) Secretary Snell to report on the current status of deed restriction enforcement.

Secretary Snell reported that several homeowners in Chevington Woods had corrected their deed restriction violations by removing boats, trailers, campers and other violations referred to as "wheeled violations" (since they are mostly on wheels or trailers) from their property to storage facilities in the area. He also noted that the owners' park recreational vehicles in their driveway for clean up in the spring and in the fall but neither the DRC nor any CWCA Trustee or resident had taken

exception when it was just for a weekend even though the deed restrictions limit such parking to two hours. He also noted that several new yard/driveway lights had been installed and others repaired.

Member Doris Dando rose to complain about how the CWCA fails to contact people in a friendly, personal manner rather than send written citations when there is a problem. She cited the case of the motor home across the street from her residence.

Secretary Snell noted that Mrs. Dando was a new resident in Chevington Woods and was likely unaware of past problems the CWCA Trustees encountered when trying to have a personal discussion with residents who refused to abide by the deed restrictions. He advised that in past years the Trustees had been verbally abused and even threatened with bodily harm when attempting to communicate with some residents.

Thus it had become the policy of the CWCA Trustees not to trespass but initially contact residents by mail, telephone or email. He further noted the issue with the neighbor across the street from her had been resolved amicably with an extension of time for him to complete the repairs to the travel trailer and then it was stored off the property. However, he also noted that most residents invited their Area Trustees and CWCA officers to personally visit with them and such personal conversations routinely occurred throughout Chevington Woods.

There being no further business, member Jim Murphy moved to adjourn, the motion was duly seconded by member Don Roeder, and the motion passed without dissent

Meeting adjourned at 8:32 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Will Snell".

Will Snell, Secretary