

THE MEDALLION ESTATES HOMEOWNERS ASSOCIATION

Minutes Of the Annual Home Owners Meeting April 12, 2011

The Members of The Medallion Estates Homeowners Association met on April 12, 2011, in the Nicklaus Room of The Medallion Club, 5000 Club Drive, Westerville, Ohio.

Call to Order: Association President Steve Wagner called the meeting to order at 6:35 p.m.

Quorum: Mr. Wagner announced that a quorum was present to conduct business in accordance with the By-Laws of the Association.

Proof of Notice: Mr. Wagner advised that notice of the annual meeting was issued to all members of record via U.S. Mail on March 20, 2011.

Introductions: Mr. Wagner introduced himself and the following trustees: Todd Smith, Deidre Kellogg-Okoye, David Blair and Mike Devaney. Maxine Bryan and Patsy Nettles of Real Property Management and Chris Vondran, Compliance Officer were also in attendance. There were 29 homeowners present and in proxy.

Minutes: The ownership voted & approved the April 13, 2010 meeting minutes.

Landscape Report: President Wagner announced the boards' main mission was to keep the community looking good. He emphasized that it is not always easy and try to make it equitable for everyone in keeping the landscape to the standard that Medallion Estates is known for. Not too many trees in 2010 needed replacing however this is a continued expense for the community. The Association received a 2010 billing for the 50% contribution for wetlands, monitoring and maintenance. This amount is \$14,008.00 compared to last year which was \$18,000. The Association share this cost with the golf club since all drainage in Medallion Estates runs through the wetlands, they must be maintained properly to control algae and other matter that may become detrimental to the system.

Financial Report: The President emphasized as the community ages the focus is on collection of dues to continue to be able to afford the enhancements of the community. Also the Association continues in collecting delinquent dues and the current year assessments. At the end of 2010 had around \$13,000 in delinquencies and \$99,000 remaining in the combined income and accounts receivables. The Association is looking into a collection agency to be more aggressive on those people not paying their fees. The Association is in their 7th year of holding the fees.

Election Results: We received a total of 29 ballots or proxy cards from owners of record and entitled to vote at this meeting. In accordance with the procedures established for the election all homeowners are given an opportunity each year to nominate individuals to serve on the Board. Each received a nomination form in January and was encouraged to nominate a friend or themselves. There are three (3) Class C positions for each for a three year term and a One (1) Class A position for a one year term. The one year term is to fulfill a previous Trustees' term. There were four candidates; Larry Barth, Tim Caldwell, Stephen Wagner and Deidra Kellogg with no other candidates. Maxine Bryan congratulated the newly elected board members.

General Discussion: Various items of discussion from the floor were:

- 1) Residents discussed enforceable guidelines and policies such as light coaches staying on and other issues. Parking on the street is a continual problem.
- 2) Another issues is the Association landscaping company Benchmark and when and method to mulching. Chris Vondran contributed to the discussion that mulching can be done as earlier than April as long the ground is not too cold or wet.

Adjournment: As the business before the members was concluded, a motion to adjourn and the meeting was duly adjourned at 7:40 pm.

Respectively Submitted,
Maxine Bryan
Community Association Manager