

Uplands of Scio Ridge Annual Meeting for 2008

January 21, 2009

Board Members Present: Fred King, Steve Hastings, Kathy Mahoney, Tom Richards, Jonathan Segal, Patrick Shields, Tom Steinberg, Jim Winter – Select Community Management

Association Members Present: Wayne Adams, Al and Mary Dobryden, Michael Fortini, Mitch Godsitt, Linda Hastings, Bob and Terry Kreger, Molly Lipham, Joey and Jimmy Lechner, George Mozurkewich, Claudia Moore, Andrew Schmitt-Buckham, Kirsten Segal, Jeanne VanOchten, Julie and Jim Weintraub

Fred King convened the meeting at 7:02 and welcomed the association members, who introduced themselves.

Treasurers Report:

Tom Steinberg reported that:

- We finished 2008 on budget, including cutting costs on several items. Our by-laws require that we have a reserve of 10% of our annual budget. We have reached the required level and have over \$1,000 in surplus. Considering our negative economy, our budget is in good shape. Tom thanked the members for paying their dues on time.
- Last year, we completed the mailbox project and continue to improve the landscaping.
- Waste Management is one of our biggest expenses. The Township sought out other vendors. Waste Management remains the best bargain. Participants encouraged the Board to review this situation again.

Updates:

Kathy Mahoney and Tom Richards reported:

- They reported that we are working our way through a multiple year process to upgrade the common areas.
- Beginning in 2007, we developed a systematic maintenance program for the common areas and the courts. We upgraded Cranberry, Wakerobin and Butterweed Court and the Snowberry Ridge entrances that year.
- In 2008, we upgraded Woodlily, Bellflower, Rockcress and Wintergreen Courts and the Uplands entrance.
- In 2009, Bellflower, Hedgenettle, Rockcress and Woodlily will be the primary targets as well as the Uplands entrance.
- At the end of the year, we will reassess the neighborhood and determine our next steps.
- Regarding the playground, we replaced a bench and disconnected the water fountain because it became a nuisance.

Fred King stated that:

- We continue to support The Conservancy, which is a joint project among the Uplands, the Ravines and Meadowinds. We each pay \$14 per house per year to maintain the area. Last year, they mulched the trail, rebuild a bridge and improved the signage. Fred encouraged members to explore it.
- He thanked Larry Diehl for representing the Uplands on the Conservancy Board. Fred encouraged members interested in the
- How do we access the Conservancy? Fred reported an entrance in Home Town Village and the Woodchase Apartment complex.
- Joey Lechner encouraged us to approach the Conservancy Board to renegotiate the dues, which is \$14 per household.
- We will schedule an outing in the spring for Uplands residents. A member suggested that we publish a map of the Conservancy, possibly in the newsletter.

Margaret Yang reported that:

- The newsletter is designed to communicate from the Board to the residents. We publish it four times per year. She asked for suggestions of topics.
- Fred, the board and the membership thanked Margaret for her hardwork.

Steve Hastings reported on the Uplands website:

- The website includes information for new homeowners, maps, as well as minutes of the annual meeting, the annual budget, newsletters, addresses of board members. It also has links to Scio Township and other valuable resources.
- Regarding the e-mail addresses, we have over 30 household addresses now. Steve encouraged folks to send their addresses to him at slhastings33@aol.com.
- Steve also asked for suggestions about additional features for the website.
- A member asked if it would be possible to include information about vendors that provide services like lawn service, snow removal, sprinkler companies, etc.

Tom Richards reported that:

- We are laying the ground work for testing interest in a Neighborhood Watch. We were not able to generate a lot of interest. Steve now sends crime alerts/CyberWatch to neighbors for whom we have e-mail addresses. These notices are virtually instantaneous. Our goal is to get e-mails for 50% of our members.

Patrick Shields reported that:

- Safety is important to the quality of life in the Uplands. The main issues are safety in walking around, including the removing ice and snow from sidewalks and clearing the branches so that neighbors can walk free and clear.
- The attending members agreed that the Board should explore methods for assuring the trees are trimmed in a timely way. Residents encouraged the board to consider having a service trim back the branches of trees that overhang the sidewalks.

Discussion:

The following topics were discussed in the open session:

George M. is concerned about snow removal from the streets. He stated that it is reasonable to expect that we have snow removal immediately after the snow stops. They don't do a very good job. George suggested that we consider increasing the dues in order to assure that the snow is removed on a timely basis.

Jim Weintraub reported that he talked with administrators at the County. The Uplands is third tier behind the highways and the primary roads. We are in same category as the rural roads. Jim recommended that we hire a snow plow company with proper credentials and insurance so that if there are issues, we can place a claim. Julie Weintraub suggested that we contract for snowfalls over 6 inches or a specific level.

Jim Winter reported that there are several ways to proceed. The most effective method is to write a contract with a company. The basic annual contract is about \$5000 a year for the Uplands. This would cost each household in the ballpark of \$40 per year. Alternatively, we could have an arrangement for plowing over a particular level. This could run \$2000 to \$3000 per year. However, if we go with a specific level, we must recognize that we will not be a t

Joey reported that there is \$2000 in budget for snow removal. What was done with this money? Fred reported that it is set aside for an emergency.

Fred asked for a preference from the households if we preferred to pay for snow removal on a regular basis through our dues. The sense of the membership is that this option should be pursued.

Joey suggested that we look for ways to cut the budget so that snow can be removed without increasing the budget and that we should explore options for reallocating the budget.

Joey suggested that we add street lamps. They are prohibited by the Scio Township. Jim Weintraub reported that this is very expensive. It was suggested that we add LED lights. Julie suggested people should use their garage and porch lights. The sense of the meeting was that we do not want street lights.

Molly Lipham asked is a neighborhood directory. Fred responded that there is a directory on the website. She also suggested that we explore creating a secure area on the website for neighbors.

Election of New Board Member

There were no new nominations. All current members agreed to stay on the board.

Julie Weintraub and Molly Lipham agreed to join the Board and to help start social activities.

Linda Hastings agreed to serve on the Conservancy.

Fred thanked the members for their attendance and participation and adjourned the meeting at 8:45.

Wednesday March 18th at 7:00 at Steve Hastings home.