

CHEVINGTON WOODS CIVIC ASSOCIATION
TENTATIVE MINUTES OF ANNUAL MEMBERSHIP MEETING

October 28, 2010
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 11 residents in attendance representing 10 lots. The CWCA member (lot owner) sign in sheet is on file and made a part of these minutes by reference. It is noted some residents arrived later and chose not to sign in or receive voting cards. However, they were recognized as lot owners by the registration committee.

During opening remarks the President thanked the residents present for attending. She then introduced the officers and Trustees present. She apologized for the conflict between Beggars Night designated by the Township and the date for the annual membership meeting. She explained the Activity Center had to be reserved far in advance and the officers thought the Beggars night would be scheduled over the weekend since Halloween fell on Sunday, October 31st. She noted the possible conflict would try to be avoided in the future.

She concluded her opening remarks by noting that all members wishing to speak should 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 28, 2009. Resident Pat Mahan noted the tentative minutes of the last membership meeting held on October 28, 2009 had been posted on the CWCA website for review and moved that the tentative minutes be approved as posted. The motion was duly seconded and passed without dissent.

Announcements: The Chair then made the following announcements for the benefit of the members present: (1) The CWCA had as usual sponsored free cider and donuts at the N. Reserve on Trick or Treat/Beggars night and (2) Yard of the Month (YOM) Committee Chairman Mahan will announce in a Chevington Woods Newsletter the judging dates sufficiently in advance to allow everyone to be prepared for the mid December judging of the holiday yard decorations.

Treasurer's report: Treasurer Murphy noted a Balance Sheet and Profit & Loss Statement were furnished the residents when registering for the meeting. He briefly reviewed the CWCA financial statements and then entertained questions.

Old Business: Deed Restriction report – Secretary Snell

Secretary Snell noted the results of recent litigation had been reported in the CWCA Newsletter. He also noted that 13 small claims suits were filed and 8 were resolved prior to trial. The remaining 5 went to trial and were decided by the judge in favor of the CWCA.

He reported that two lawsuits were filed in regard to yard/driveway lights and recreational vehicles such as boats, campers, trailers, motor homes and etc. He noted that the court ruled in favor of the CWCA in one case and the other was settled with the resident agreeing to comply with the deed restrictions and correcting the violations. He also noted that both cases upheld the right of the CWCA to enforce compliance with the deed restrictions.

Secretary Snell then went on to note that the legal debt was mostly from the result of the lawsuit titled Ted Stacy, et al v. Will Snell, et al where the CWCA Trustees were sued individually and collectively by a small group of dissidents using a resident attorney. He also noted before the judge could rule the plaintiffs withdrew their lawsuit and left the residents of Chevington Woods holding a large legal bill.

The Secretary then suggested an amendment to the deed restrictions be proposed which, if passed by the majority of South, North 1 and North 2, would require the loser of any lawsuit filed in regard to the enforcement of deed restrictions to pay all the legal expenses and attorney fees of the winner. Following a discussion of the issue resident Janis Foder made a motion to pursue that course of action. The motion was duly seconded and passed without dissent.

New Business:

Streetlight Report: Streetlight Maintenance Committee Chairman Snell reported to the residents present in regard to the old flood lights at the entrances. He noted that it was cost prohibitive to continue to maintain them when to replace ballast and igniter exceed the cost of new energy efficient lights. He also noted the financial debt of the CWCA and requested guidance from the residence. Following discussion it was the consensus of opinion that the lights be replaced with less maintenance required and energy efficient lights. Resident Geoff Davis rose to pledge a \$100 donation toward the cost. The President thanked resident Davis for his generous donation and noted the replacement would proceed by unanimous consent.

Resident Participation:

Resident Bob Peterson commented on the repaving in Chevington Woods noting that the pavement was so high that it created problems when mowing. President Comanita noted that a different company paved in 2009 and then another company finished the repaving of Chevington North in 2010. She stated many residents were unhappy with their thin paving on the west side of Chevington North and the company that paved in 2010 made sure they laid down a good layer of blacktop. She noted some were happy and some also felt the layer was too thick. However, the matter is really a Township issue.

Residents Susan Kolb and Denise Peterson noted streetlights were out at both Stoneridge Court and Carriage Court. Streetlight volunteer Snell replied he had not been advised of the situation and he would check into both issues at his first opportunity. He also noted that he did not patrol looking for streetlight outages but relied upon residents to email or call him when a light was out.

The Chair then asked for any other business to come before the meeting.

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

Meeting adjourned at 8:29 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Will Snell".

Will Snell, Secretary