

**UNAPPROVED**

**Minutes of an Annual Meeting of the Arlington Place Homeowners Association held at the Avon Police Department, Community Room, Avon, Ohio 44011.**

**April 11, 2019**

**Call the Meeting to Order:**

Carol Sauter of Continental Management called the meeting to order at 6:42 p.m. Board members present were Sarah Fultz, Sarah Barak, Heidi Laboy, George Gruss and Amrut Patki. Also in attendance were 8% of the unit owners either in person or by proxy.

**Proof of Notice of Meeting:**

Ms. Sauter announced that the notice of the Annual Meeting was mailed via U.S. mail on March 7, 2019.

**Reading/Approval of Minutes of Preceding Meeting:**

Ms. Laboy made a motion to waive and approve the Annual Meeting minutes of April 12, 2018. Ms. Fultz seconded, and the motion passed unanimously.

**Reports of Officers:**

Ms. Sauter reported on the following:

- The Developer has completed the Association.
- The Builder replaced any trees that did not make it in the common element. They are now finished.
- An owner submitted a comment form which Ms. Sauter summarized for the owners. He stated that fees are the lowest in the city and the residents would not have a problem if fees were increased to continue to upkeep and make improvements to the common elements. He also pointed out that the homes are aging and may need regular maintenance done.
- As a reminder, no grills are to be placed on the front porch of a home.

**Reports of Committees:**

There were no committee reports.

**Election of Inspectors of Election:**

This was tabled until it is determined that there will be a contested election.

**Election of Member(s) for the Board of Directors:**

Ms. Sauter announced that there were two positions open. The floor was open to nominations with the following results:

Amrut Patki - volunteered

Lou Grasso - volunteered

Ms. Laboy made a motion to close the floor to further nominations and to have the Secretary cast a unanimous ballot by acclamation to elect Amrut Patki and Lou Grasso to the Board of Directors. Ms. Fultz seconded, and the motion passed unanimously.

Sarah Barak decided not to run for another term and was thanked for her years of service to the Association.

**Unfinished and/or Old Business:**

There was no old business.

**New Business:**

Ms. Sauter reported that Continental Management contacted Jones Fishery for ideas for adding fish in the pond and has not received a response yet.

Owners are complaining about vehicles speeding in the Association.

Mr. Patki suggested that maintenance fees should be increased next year. As this is the Board's decision, it will be discussed at the budget meeting in the fall.

**Adjournment:**

Ms. Barak made a motion to adjourn the meeting at 7:11 p.m. Ms. Petro seconded, and the motion passed unanimously.

Submitted by:

\_\_\_\_\_  
Secretary

Approved by:

\_\_\_\_\_  
President

\*These minutes and all attachments are on file in the Corporate Record Book.