

PEPERMILL CHASE OWNERS ASSOCIATION ANNUAL MEETING

MAY 14, 2014 7:30-9:00 PM TOWN HALL

- Meeting called to order at 7:30 PM by the President, Joy Gallagher.
- Mary Ann Long, 2nd Vice President introduced all of the board members.
- In attendance in addition to the 5 board members were members of the association representing 9 homes. The homeowners present were: John Beebe, Doug Williams, Todd and Sherry Lewis, Mariann Richards, John Chase, Kathy Pruitt, Connie Eddy, John Schneider, Doug and Jane Detterman and Dan Linder (homeowner and legal counsel to the board).
- The President, Joy Gallagher introduced the candidate present, John Beebe. The other candidate running, John Blatt was not in attendance.
- The 2013 year in review was handled by the Secretary, Tom Hall. Everyone present had a copy of the review and there was very little discussion except on the lawn care settlement and the two large trees by the north entry wall for which a claim has been submitted, but no resolution to date on the outcome of a settlement. We will have to wait for a decision by DuPont to find out if there is any additional compensation for damages. John Schnieder asked if we (Association/Members) should be looking for any additional signs of damage which Joy responded that to the best of our knowledge there aren't any trees showing damage (curling on lead branch at the top of pines) and our landscaper is caring for the existing and new trees appropriately. During the review of 2013, there was some discussion about the requirement of the association to have all new construction and modifications to homes submit architectural drawing and or plans to review by the architectural review board and the plans must have approval prior to any construction. In addition, building permits must be obtained from Bainbridge Township before any construction can commence. Joy noted that she spoke with the Zoning Board to see if there couldn't be a step put in place wherein there was a requirement to present proof that the HOA had approved the project seeking a permit. Unfortunately, the Zoning Board cannot help with this with so many Associations involved.
- Courtney Polcar-Treasurer gave the financial report
- Joy Gallagher led the discussion on the expansion of the common land on Chase Drive for the benefit of the community with the cooperation of the Detterman and Williams families (abutting properties). Joy thanked both families for graciously letting everyone use the land for the past 22 years. Todd Lewis inquired as to whether or not we would be purchasing the land

and Joy replied that we are talking about a lease/easement of the properties which would legally allow members to use the space, limit the liability of both families and provide a 15' area from the lakes edge along the Williams 'property for members to be able to access the dam. Our Association will be responsible for mowing the area. Dan Lindner, member and Attorney, will take care of the legal aspects. Joy noted that a recent survey had been done to verify: property boundary lines, common areas, and entryway boundaries with property lines as all these areas were never officially declared by the developers to the County. Joy asks that the surveyor's stakes not be moved or altered from their present positions. There will be some type of permanent boundary markers put in to prevent trespassing onto the abutting properties. Connie Eddy asked about using the common areas for events and asked if bon fires during events would be allowed, at that point, Doug Williams stated some conditions that would not be acceptable. Joy noted that this matter is in progress and has not been finalized. Once finalized, everyone will be advised of the conditions of use, and also noted that it would be best if the Board take on the responsibility of scheduling events in the area to avoid conflicts (one or more members having an event at the same time unknowingly). To schedule use of the space a member would call any member to secure the area for their event (family, friends, neighborhood gathering).

- Pam Polcar, 1st Vice President stated that with all of the other activities in 2013 that the Neighborhood Block Watch Program had been delayed. But, Pam said that she was in contact with the township road department and that there was an extremely good chance that within the next two years the neighborhood would receive new roads. Pam said that she would follow-up on the roads in spite of not being on the board after this evening.
- Collection of the ballots was done by the Secretary, Tom Hall. There were a total of 26 ballots submitted for the election. The ballots were counted after the general meeting to determine the results.
- During the question and open discussion portion of the meeting we discussed the following:
 1. Marianne Richards asked if there was a way to communicate with fellow home owners so that there are not as many pieces of paper in the mail boxes from other members. Marianne asked if members could communicate through the Board to other members since the Board has the Members e-mail addresses. She mentioned that she would like to start a book club.
 2. Dan Linder brought up the problem of Steve and Megan Jacobs. The problem being that they discovered bullet holes in the back of their home. They suspected a neighbor to the rear of their home from Spring Valley who often shoots in his backyard. The Bainbridge Police were notified, at the request of the Jacob's, Joy Gallagher communicated with the Police Chief on behalf of the Association, and an investigation was initiated by the Police. Since shooting on private property is permitted in our Township, all the police could do was question and caution the alleged perpetrator. Eventually, the crime lab investigated the incidence and they determined where

the shots came from based on the trajectory angle of the bullets which confirmed they came from the suspected person. The Jacobs said that the County Prosecutor is now involved. Should the Jacobs require additional assistance in this matter, they will have our full cooperation should the case go to the Common Pleas Court of Geauga County.

- Pam Polcar, 1st Vice President submitted her resignation which was accepted by the board along with well wishes for here in her Presidency of the Women's League at Barrington and her plans for travel in the coming year.
- John Schneider made the motion to adjourn and was seconded by Doug Williams. The meeting was adjourned.
- The ballots for the election were then counted: Joy Gallagher was re-elected with 21 votes , Mary Ann Long was re-elected with 21 votes, John Beebe was elected with 19 votes over John Blatt receiving 8 votes. The Board will meet in the next two weeks to elect officers.

Respectfully Submitted by,

Tom Hall, Secretary