

Peppermill-Chase Homeowners Meeting April 14, 2015

- The meeting was called to order at 7 PM by the Treasurer Courtney Polcar. Board members present were Tom Hall and Courtney Polcar. Mary Ann Long, 2nd vice president and John Beebe, 1st vice president joined the meeting by telephone conference call.
- Thirteen home owners were present: Trish Wade, John and Shelly Chase, Scott and Elizabeth Pretzlav, Dick and Ellen Landel, Craig Gemmil, John and Beth Blatt, Doug Williams, and Tamara Whitner.
- In addition, Jim Stanek, Service Director for Bainbridge and John Brett, Road Maintenance Superintendent were present to speak to the homeowners about the upcoming repaving of Peppermill-Chase.
- Jim Stanek stated that the repaving should take 3-4 weeks and would most likely start at the end of the school year. The asphalt paving will raise the height of the road by approximately 1 ¼ inches and that crushed asphalt would be used on the berm. Those home owners that have asphalt drives will have a graduated slope from the new road to their drives and those that have a concrete drive will have approximately 5-6 feet of concrete removed from their drive and a gradual slope of asphalt from the street to their concrete drive. **Doug Williams ask that the minutes reflect that "he did not think that the asphalt/concrete gradual slope application of asphalt would work"**. Jim Stanek, Service Director of Bainbridge, stated that "if there were any issues" a home owner should call Shane (engineer for Bainbridge) and express their concerns or ask for a resolution of a problem. Jim Stanek also stated that homeowners could call the Geauga County Engineers at 440-279-1800 and ask for Nick Oris. The question was asked, "How often will the roads be paved"? Jim stated, "On an as needed basis." The current expected cost of repaving Peppermill-Chase is \$ 300.000.00.
Jim Stanek also mentioned that there are several other road projects currently active in the area. The paving of Chagrin Road from 306 to the township limit, ODOT working on 306 to 91, ODOT is pretty much done with the paving of 422 to 44 and that there would be some paving work and culver replacement on 306 at Beacon Hill. Jim Stanek also suggested that everyone check the Bainbridge Web site for updates and any issues that might arise.
- John Brett, Bainbridge Road Superintendant recommended that Connie Eddy and John Schneider contact him with issues/problems on their ditch and culvert.
- Liz Pretzlav has been working hard to get the best waste hauling rates possible. Liz has determined that if you want the best rate from Waste Management (\$ 18/40/month)you may be ask to make an annual payment, home owners need to contact DeWayne at 866-797-9018 and ask for the **new customer rate**. Liz also stated that the \$ 18.40 monthly rate included 16 gallons of recycling. She suggested that if you are currently a customer in good standing with Waste Management and willing to pay once per year on line, it will improve your negotiating ability. The Paradise Company is consolidating with Waste Management. In addition, Bainbridge has the re-cycle center off of Haskins Road where you may drop of your recycle materials.

Bainbridge also has a hazardous waste collection day. Liz also called Rumpke and their rate is \$ 24.18 per month plus \$ 2.00 per month for recycling (65gal) Liz is still waiting for a return call from a supervisor to see if they will discount a rate.

- The By-Laws and Deed Restriction revisions are currently begin reviewed by Peppermill-Chase Legal and will be offering legal recommendations in the near future. After the legal review, John Chase and John Blatt have volunteered to assist the board in rewriting the documents.
- The dam has not been repaired and we are still searching for a company that is willing to do the job. Scott Pretzlav suggested that we contact Aqua Doc to determine if the dam repair is something that they can do for the association
- Septic Systems: There was open discussion about pumping of septic systems, what to put in and not put into septic systems, the new Ohio Septic System Law and it was mentioned that all current owners of septic systems are “Grandfathered” under the law, but will be required to have the state inspection if the home is being sold.
- Other items in the open discussion were: Craig Gemmill, a welcoming committee for new owners. Ellen Landel inquired about the damage to the grass in the front of the entryway and was informed that it would be repaired after the road resurfacing. Scott Pretzlav suggested that we have a referral list of vendors/contractors that have done a good job. General discussion on which companies are providing good snow plowing. Again it was brought up that a web site, face book for postings might be a good idea and John Blatt thought that we should check on the Sanctuary and their site. John Blatt also had a suggestion for repair of the dam, KICC services at 440-823-0030. It was also recommended that the board contact the Bainbridge Engineers for help and/or recommendations for companies that could perform the task of dam repair. Scott Pretzlav notified the board that there was a light out at the entry way to the sub-division. All suggestions will be discussed and considered at the next board meeting.
- The question was ask, “How is Joy Gallagher doing in her re-habilitation”? Mary Ann Long stated that “Joy is progressing although it is a long process”.
- All votes were collected along with the proxies and will be counted and then the membership will be notified of the results.

Tom Hall motioned for adjournment and the motion was seconded by Doug Williams and Scott Pretzlav then the meeting was adjourned at 8:10 PM.