

PEPPERMILL CHASE OWNERS ASSOCIATION ANNUAL MEETING



April 26, 2022 | 7-8:30 pm | Bainbridge Library

Meeting Agenda

1. Call Meeting to Order
2. Introductions
3. Vote to approve previous minutes [April 16, 2019 link](#) >
4. Budget Review
5. Resolutions & Ballot for 2022
6. Collect Proxies
7. Declarations of Restrictions Presentation
8. Question/Answer Session
9. Next Steps Recap
10. Adjourn Meeting

Quick Links on website
PeppermillChase.com

[Financial Reports](#) >

[Annual Meetings](#) >

[Declaration of Restrictions](#) >

Budget Report | 2021 Income & Expenses and 5 Year Financial Outlook

	2021	2022	2023	2024	2025	2026
Income:						
2021 Dues \$750 *	\$ 32,262.00	\$ 15,050.00	\$ 15,050.00	\$ 15,050.00	\$ 15,050.00	\$ 15,050.00
Interest Earned	\$ 1.42	\$ 1.42	\$ 1.42	\$ 1.42	\$ 1.42	\$ 1.42
	\$ 32,263.42	\$ 15,051.42	\$ 15,051.42	\$ 15,051.42	\$ 15,051.42	\$ 15,051.42
Expenses:						
Admin., Banking, Supplies, Misc.	\$ 553.44	\$ 581.11	\$ 610.17	\$ 640.68	\$ 672.71	\$ 706.35
CPA	\$ 250.00	\$ 262.50	\$ 275.63	\$ 289.41	\$ 303.88	\$ 319.07
Electric	\$ 2,314.66	\$ 2,430.39	\$ 2,551.91	\$ 2,679.51	\$ 2,813.48	\$ 2,954.16
Insurance	\$ 1,640.00	\$ 1,722.00	\$ 1,808.10	\$ 1,898.51	\$ 1,993.43	\$ 2,093.10
Lakes Maintenance	\$ 7,680.00	\$ 4,160.00	\$ 4,576.00	\$ 5,033.60	\$ 5,536.96	\$ 5,564.64
Lawn Maintenance	\$ 1,038.69	\$ 1,142.56	\$ 1,256.81	\$ 1,382.50	\$ 1,520.75	\$ 1,672.82
Landscape Maintenance	\$ 11,195.17	\$ 9,487.17	\$ 10,435.89	\$ 11,479.48	\$ 12,627.42	\$ 13,890.17
Legal	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Misc. items	\$ 1,210.00	\$ 1,210.00	\$ 1,210.00	\$ 1,210.00	\$ 1,210.00	\$ 1,210.00
Taxes	\$ 408.40	\$ 410.44	\$ 412.49	\$ 414.56	\$ 416.63	\$ 418.71
	\$ 26,290.36	\$ 24,406.18	\$ 26,137.00	\$ 26,028.22	\$ 28,095.26	\$ 29,829.02
NET CHANGE	\$ 5,973.06	\$ (9,354.76)	\$ (11,085.58)	\$ (10,976.80)	\$ (13,043.84)	\$ (14,777.60)

Notes:

1. Lake, Lawn And Landscape Maintenance inflated at 10% per year
2. Admin., Electric and Insurance inflated at 5% per year
3. Per our Deed Restrictions, the annual assessment sunsets back to \$350 after a 3 year period
4. PCOA cash reserve is \$55,582 as of 4/15/22 which includes all dues paid for 2022

Resolutions & Ballot for 2022

- Resolution 1: 2022 Proposed Budget Approval
- Resolution 2: Election of Board of Trustee Members
- Resolution 3: Annual Assessment Increase for 2022
- Resolution 4: Annual Assessment Increase Effective for 2023-24-25

Declarations of Restrictions | Discussion Points for Feedback

Over 30 years, no changes...time for an update...

- Why? Meet Ohio laws, operate to reflect cost of living and best practices of homeowner associations.
- Declarations of Restrictions filed in 1990 and have not been revised to date.
- Board wants and values your input.
- A lot has changed in 30 years...

Discussion points...

- Modify to conform to changes in Ohio Law.
- Simplify assessment provisions and allow the Board to set annual assessments at a rate that does not revert back to an earlier assessments figure after three years.
- Allow the community to build a special reserve to minimize financial impacts for planned capital improvements or unforeseen capital expenses rather than seek a special assessment in a single year for a capital improvement or an emergency situation.
- Exploring modifications to the quorum requirement that encourage participation and discourage inaction among homeowners.
- Remove all references to developer/builder.

Declarations of Restrictions | Changes recommended per 2021 Homeowner Survey Results

- Parking of Trucks and Temporary Repair of Vehicle
Currently includes no “truck” may be parked on lot longer than 36 hours unless in enclosed structure”.
 - Propose to expand definition of “truck” to include: Commercial (as defined by State of Ohio or ODOT), Service Vehicles, Buses, Vans (9+ people), Trailers (open & closed), Recreational Vehicles exceeding 5000#. Include Watercraft (Large or Small Boat, or Personal/non-motorized exceeding 12 feet). Personal Motorized Vehicles (ATVs, jet skis, golf carts)
 - Propose to change: from “36 hours” to “cannot be parked on any Lot for a time period exceeding 7 days within any consecutive 3 month period unless in an enclosed structure”. The Trustees may grant an extension up to 30 days upon written request.
- Addition Transient Housing provision: No trailer, tent, shack, garage or outbuilding to be used as temporary or permanent living space.
- Addition of Home Leasing provision: Allowable leases require minimum 1 month (able to renew), with not more than 2 leases per year. Prohibited leases include corporate housing, rooming house, group home, etc. Exceptions can be requested of the Board.
- Addition of no Sex Offender provision.

Declarations of Restrictions | Changes recommended per 2021 Homeowner Survey Results

- Propose to add: Define Nuisance as “noise or lights that constitute an unreasonable source of discomfort or annoyance to neighbor.” Construction/Contractor shall not commence prior to 7am and conclude by 8pm (does not include snow plows or emergency repair).
- Propose to add: Animals and Pets - household pets only. No farm animals, no commercial purpose. If any member currently has farm animals, the Trustees could issue an exception.
- Propose to define and expand sign section: currently No signs are permitted except a Real Estate For Sale/Open House sign for a maximum of one week.
 - Signs shall not exceed 24” x 18” in size.
 - No lighted signs permitted.
 - Real Estate Sign (For Sale) - On property - permit for up to 6 months. Open House signs
 - maximum 24 hours before event.
 - All other signs: post a maximum 6 weeks.



Additional comments & feedback [email pcoafeedback@gmail.com](mailto:pcoafeedback@gmail.com)



- Question / Answer Session
- Next Steps Recap
- Adjourn Meeting

Thank you!