

## **2023 Annual PEPPERMILL CHASE OWNERS' ASSOCIATION**

### **Meeting Minutes**

**April 23, 2023 Bainbridge Library 7-8:30 pm**

#### **Agenda**

1. Call Meeting to Order
2. Introductions
3. Old Business:
  - a. Collect Proxies
  - b. Vote to approve 2022 minutes. Link --> [April 16, 2022 Meeting Minutes](#)
  - c. Budget Review
  - d. Vote to Approve Budget
4. New Business:
  - a. Resolutions & Ballot for 2023
  - b. Declaration of Restrictions Review
  - c. Lakes Update & Question/Answer Session
  - d. Next Steps Recap
5. Adjourn Meeting

#### **Notes**

##### Agenda Item 1: Call Meeting to Order

Meeting Called to Order by Mary Beth Lindner at 7:00pm.

Board members in attendance included President Jaredd Flynn, and Secretary Mary Beth Lindner.

##### Agenda Item 2: Introductions

15 Association members in attendance introduced themselves:

John Chase & Shelley Butler

Jason Fruh

Craig Gemmill

Tom Hall

Trish & Brian Landsman

Todd & Sherry Lewis

Dan Lindner

Liz Pretzlav

Jose & Rosanna San Martin

Connie Eddy & John Schneider

##### Agenda Item 3: OLD BUSINESS:

- A. Collect Proxies
- B. Vote to approve 2022 minutes.  
The minutes from the 2019 Annual Meeting were unanimously approved.
- C. 2022 and 2023 Budget Review  
Reviewed 2022 (actual expenses) and a 5 year financial outlook, including the 2023 Proposed Budget. It was clarified that Resolution #1 was only for the 2023 Budget year and not approval of the proposed Budgets

for years 2024-2026. The proposed budgets of 2024-2026 were provided for informational purposes so owners could see the impact if Resolution 2 was not passed.

D. Vote to Approve 2023 Budget

Agenda Item 4: NEW BUSINESS:

a. Resolutions & Ballot for 2023

- Asked for nominees to fill board position left vacant by John Blatt.
- Unfortunately no attendees volunteered.

b. Declaration of Restrictions Review

Please refer to Power Point for the complete summary of discussion topics presented in the meeting.

Key feedback, questions and comments provided by attendees:

- What properties are on the Lake?
  - Seeking clarity on plats – who is on the lake and who is not
  - Plan is to clarify with map also
- If lake properties potentially pay double for future maintenance /enhancements, should those homeowners get 2 votes worth?
- Consider financial penalties for non-compliant households
  - If household is not compliant, consider including specific process for action and financial penalties in the updated Declarations and Restrictions
- Enclosed structure terminology
  - Consider additional language to clarify. Add visible from the street guidelines.
- What is the approach to voting on the updated Declarations? By section or as a whole?
  - On track to vote on entire updated version.

c. Lakes Update & Question/Answer Session

Lakes update:

- Board provided update that routine maintenance begins when water is warmer; serviced by Aqua Doc.

Question/Answer Session:

Todd Lewis

- Raised easement discussions of the past for Burnham property.
- His concerns related to fact that the PCOA landscaping and mowing includes piece of Burnham land.
  - Board commented that it is very small section; Flynn actually maintains community section so it is even
  - Todd Lewis considers this unresolved.
- Asked for status of 4 households at entrance of community. 3 of 4 households have signed onto plat.
  - Board will continue to pursue update with final household.
- Asked for status of all related documents for easements/proof that easements were filed noted above
  - Board acknowledged to follow up on status.

Connie Eddy

- Asked about the rusty gate in the wetlands that can be seen from Route 306.
- Asked if this is something that can be repaired.
  - Board will follow up with township as the very next step to confirm who owns this area with the fence.
  - Board acknowledged that since this is a Sanctuary/Wetlands, which may be governed by EPA and/or Geauga Soil and Water, it is unclear as to how to address matter at this time.

d. Next Steps Recap

Board will follow up on items presented.

Board will schedule the Town Hall meetings to begin community review of final Declarations once in hand by PCOA attorney, Michael Lamanna

Agenda Item 5: Adjourn Meeting

Meeting adjourned at 8:30pm.