

BRIDGE PATH COLONY HOMEOWNERS ASSOCIATION, INC.
19285 BRIDGE PATH PLACE
STRONGSVILLE, OHIO 44136

MINUTES OF FEBRUARY 23, 2011 ANNUAL MEETING

To: All Bridge Path Homeowners

Al Cheselka called the meeting to order at 7:10 PM. Notice of the meeting was mailed to all owners and included the Proposed 2011 Budget, the Actual 2010 Budget, and the 2010 Checking Account Register. The following residents were in attendance: Tom and Melinda Heffelfinger, William Knack, Roger Haught, Steve Hermelin, and Al Cheselka. In addition, seven proxies were received, thus providing a quorum needed to transact business.

The minutes of the last meeting mailed to homeowners were approved as written.

President's Report

Al Cheselka reported that the Homeowners Association continues to have a strong financial condition. Al passed out copies of the development property and asked those present to report any property abuse. Any changes to an existing property must be approved by the Association. A small claims court case has been filed against Mike Simmons, 19148 Bridge Path, for failure to pay maintenance fees. A lien of one thousand dollars will be placed against his residence. The court date for this case is March 16, 2011.

The new landscaper, Brian Palmer, has been doing a good job. There are some issues concerning the trimming of bushes, but the overall the work done is satisfactory. Palmer's is doing an excellent job of snow removal. If residents experience a problem with the landscaper's employees or the work being done, please contact Al or Steve Hermelin. They will resolve the problem with the landscaper. Al complimented Steve Hermelin for his performance as the development warden. The new lights in the pier lamps have enhanced the beautification of the development and comply with the change over from fluorescent lighting.

Three properties in the development are for sale. (1) 19160 is now on a lease option; (2) 19148 is for sale at \$274,900.00; and (3) 19155 is for sale at \$250,000.00.

Treasurer's Report

Steve Hermelin reviewed the 2010 Annual Report. There is a deficit of \$750.00 from the non-payment of maintenance fees by Mike Simmons. The cost of the flowers at the gatehouse was over budget. A water bill of \$8763.00 due to the water company not reading the meter for seven years was reduced to \$1700.62. In 2011, the same color mulch will be used. There will be six fertilizer and fungus control treatments completed. The dogwood tree on the Haught's property will be replaced if growth does not improve in the spring. In the fall, leaves will be cleaned up only twice. Six thousand dollars is

estimated for repairs and maintenance of both parking pads. Steve has procured two estimates for this, and he is procuring an estimate to repair the gatehouse floor again if the need arises. The 2011 budget was approved.

Election of Trustees

Bill Knack moved that the Association retain the current officers for 2011. Tom Heffelfinger seconded the motion.

Al Cheselka – President

Steve Hermelin – Vice President/Treasurer

Melinda Heffelfinger – Secretary

Approved by all.

As there was no further business to discuss, the meeting was adjourned.
Al Cheselka thanked all those in attendance.

Respectfully submitted,

Melinda Heffelfinger, Secretary

Al Cheselka, President and Steve Hermelin, Vice-President/Treasurer