



ROSS ESTATES HOMEOWNERS ASSOCIATION

ANNUAL HOA MEETING – 2021

April 27, 2021

Board Meeting Minutes of The Ross Estates Homeowners Association - Hamilton, OH (Ross Township)
Held virtually over web conference at 7:30 pm on the 27th of April, 2021.

I. CALL TO ORDER

Board President Zach Collins called the meeting to order at 7:34 p.m.

II. ROLL CALL – BOARD MEMBERS

Roll call of Board Members at 7:34 p.m.

Present:

Zachary Collins – President - 7:35 pm

Patti Eaton – Treasurer - 7:35 pm

Zac Harris – Secretary - 7:35 pm

Mark Hayes – Member - 7:35 pm

Ken Eaton – Member - 7:35 pm

Absent:

Dona Antoine – Member - 7:36 pm

Jeff Hetzer – Member - 7:36 pm

Also Present:

Phil McDougall

III. PRESIDENT'S REPORT

Zachary Collins gave the report as follows at 7:37pm

- A. Zach will be contacting companies about replacing street light poles.
 - I. Some are showing signs of wear
 - II. Will be assessing if the budget allows for more lights to be installed
 - III. May try to obtain community feedback through the newsletter on prospective locations for new lights
 - IV. Broken street sign. Schueler and Horse Trail. Damaged in winds. Zach has someone coming out to repair.
 - V. Mailboxes. Zach would like to post information on mailbox company for proper mailbox replacement. Ken will place on website also.
 - 1. There have been several inquiries about where to purchase the proper mailbox.
 - VI. With warmer weather, a reminder needs to be sent regarding home improvement applications. Will be captured in the next newsletter.
 - VII. Campers, recreational vehicles. Want to reiterate the rules that exist and that campers may not be stored in driveways.
 - VIII. One open outstanding complaint, HOA seeking legal counsel.

IV. TREASURER'S REPORT

Patti Eaton gave the report as follows at 7:41pm

- A. 6 Homes with liens
- B. 6 homes owe 2 years of dues
- C. 15 Homes owe 2021 Dues w/ late fee
- D. 5 Homes Late fees and remainders
- E. Income expense report left on everyone's mailbox.
 - Business Money Market 128: \$50,007.54
 - Business Elite Checking \$16,388.09
 - Total: \$66,395.63

V. SECRETARY REPORT

Zac Harris and Zach Collins gave the report as follows at 7:45pm

- A. Follow up to Previous Annual Meeting:
 - a. Fall planting did not occur, in place of irrigation.
 - b. Will be following up on streetlights – repair existing and potentially consider additional lights, if the budget allows.
 - c. Spring planting and Fall planting in 2021.
 - d. Backlog of outstanding dues is improving. Still diligently working to resolve.
 - i. 6 homes with liens will be going to court
 - ii. 6 homes owe 2 years of dues.
 - e. Consider holding in-person HOA meetings as Covid situation continues to improve.

VI. UNFINISHED BUSINESS

7:50 pm

Zac Harris to follow up with quarterly meeting dates in email to board after annual meeting

VII. NEW BUSINESS

- A. Ken and Jeff are up for vote 4/27/2021
- B. Patti and Zach C. would go up for vote in 2022

VIII. NEXT MEETING DATE

Quarterly Board meetings are scheduled for:

May 14th, 2021 - 7:00pm

August 6th, 2021 - 7:00pm

November 5th, 2021 - 7:00pm

The board meeting adjourned at 7:52 p.m.

Zachary M. Harris

HOA Secretary

April 27, 2021

Date