

Ross Estates Homeowners Association

Meeting Agenda

Hanover Township Hall

May 24, 2022

Opening of the Meeting – President Jeff Hetzer called the meeting to order at 7:31 PM

Attendance – 3 community members

Officers

President – Present Hetzer

Secretary – Present Hayes

Treasurer – Present Eaton

Board Members at-large

Dona Antoine - Present

Scott Tabar - Present

Amy Thomsen - Present

Appointment of New Board Members – Ms. Antoine moved that the Board approve the appointment of Patti Eaton, Scott Tabor, and Amy Thomsen to Board to fill open positions. Mr. Hayes seconded the motion and it was unanimously passed. Ms. Eaton's term will end at the Annual Meeting in 2025. Mr. Tabor's term will end in 2024. Ms. Thomsen's term will end in 2023.

Approval of Minutes – The community zoom meeting was not a meeting of the board. It was a community meeting seeking volunteers to assist the Board. Therefore, no minutes were kept.

The Board voted on two issues since the last meeting.

- 1) A member petitioned the Board to waive \$150 in late fees for the annual dues. The member has not made a payment in the last three years. The Board unanimously voted to not waive the fees.
- 2) A non-community member requested permission to set up in the neighborhood to promote the Ross Schools Levy. Solicitations are not permitted in Ross Estates. The Board unanimously voted to deny her request.

Motion to Approved the Minutes: Motion by Hayes, seconded by Eaton, unanimously passed.

Officer Reports:

President – Contacted three companies to treat the grass at the entrance. Two would not except due to shortage of manpower. Waiting to hear from the third.

The landscaping at the island is going to be changed to perennials. The wall and fence need repairs. Will begin to contact contractors for bids.

Treasurer – Checking account - \$19,845.61, Money Market account - \$50,015.40, Outstanding accounts receivables - \$8,309.52

15 households owe outstanding fees (2 are on payment plans, 1 lien, 1 lien filed, 1 final collection letter sent, 1 in foreclosure)

Secretary – Contacted four HOA management companies, two submitted proposals (Towne Properties and Management Plus Reality). At the time we had only three board members. Three community members have agreed to join the Board and others have offered to volunteers to assist with some of the duties. It was recommended to table this discussion to see if their services will be needed in light of the volunteers.

Would like to send out a quarterly newsletter. During discussion at the meeting Ms. Thomsen volunteered to work on this issue.

Board Members at-Large – Discussion of live-streaming the Board meetings led to the conclusion that it would be cumbersome and not worth the expense to cover 4 quarterly meetings.

Committee Reports- Presently, there are no committees formed.

Activities – The community will have another July 4th Parade. Details to follow.

Communications – Discussion that FaceBook is not an official method of contacting the Board with issues or complaints. There will soon be some additions to the FaceBook page to convey information from the Board to community members.

Legal – The pond at the entrance is on PRIVATE PROPERTY. Entering on to the private property without permission of the owners is Criminal Trespassing. The HOA is responsible for maintaining the pond, but it does not belong to the HOA. The Board does not condone fishing in the pond or otherwise using that property without the permission of the owner.

Declarations and By-Laws – No discussion

Old Business – None

New Business – None

Good of the Association – The HOA Board congratulates all of the Graduating Seniors in the Ross Estates Community and to wish them luck as they enter the workforce, join the military, or attend trade schools and colleges.

Member Participation- One community member spoke at the meeting. He advised that he and some other community members would like more transparency from the Board. During the discussion it was pointed out that there is very low attendance at meetings, even the zoom meeting. The Board will have the minutes of the quarterly meetings posted on the HOA website. In addition, more information will be put out on the FaceBook page.

Closing of the Meeting – Motion made by Eaton, Seconded by Hetzer, and unanimously passed. The meeting was closed at 8:58 PM.

Respectfully submitted,
Mark Hayes, Secretary