

**The Reserve at River's Edge Condominium Association  
Approved May 22, 2019**

**Annual Meeting Minutes**

**Wednesday, May 30, 2018**

**1. Call to Order and Welcome**

President Carl Paine called the meeting to order at 6:30 p.m. at The Canton Township Hall and welcomed the co-owners who were present.

**2. Determination of Quorum**

Ms. O'Daniel verified that there were 9 units represented in person or by proxy, which was a sufficient number to constitute a quorum.

**3. Introductions**

President Paine introduced the current Board of Directors Dennis Van DeWinkle, Director; Fidell Cashero, Vice President, Christina Truskowski, Secretary; Ryan Slezsak, Treasurer; and himself Carl Paine, President. Brian Holland was present representing the Master Board. Director Cashero is also on the Master Board. Helene Haratsaris, Community Association Manager, Sandy O'Daniel, CAM Assistant and Sue Huss, CAM Assistant represented the Association's new management company Herriman & Associates, Inc.

**4. Statement of Notice of Meeting**

Ms. Haratsaris verified notices for said meeting were mailed to all co-owners on May 1, 2018 and May 16, 2018.

**5. Approval of Last Annual Meeting Minutes**

No minutes were available.

**6. Reports of Officers**

**President** – Carl Paine reported the following:

- 2 years ago, they took over from Pinnacle. They hired BLS under a 1-year contract. The Association took over management of the common areas then managed by RE1, RE2 and RE3. Each has a board member on the Master Board. The board members on the Master Board are appointed. They collect money from all 3 associations. Director Cashero has gotten off of the Reserve board and is now on the Master Board.
- Co-owners must submit modification requests to Herriman & Associates.
- Co-owners must follow the Bylaws. They agreed to them when they purchased their unit.
- The Board does not try to overstep.
- The Board submitted a punch list for Pinnacle. Quite a bit has been done, but not everything that they wanted. The Township was helpful.
- The Board has researched merging the 3 associations. They got push back from RE2, so this was shelved for the moment. It would have to be approved by all 3 associations.
- The documents are very detailed about who should pay for what.
- A full audit was done of Pinnacle. The money was not allocated properly. A settlement was reached and the Association will have an operating surplus.
- The Board reviews the financials every month. Most of the spending gets done by the Master Board. It was good to have the thing between RE2 and RE3 resolved.
- Violation letters are sent if there is a complaint or something is seen. Typically they are regarding Holiday decorations or maintenance issues.
- Director Cashero said that the Canton ordinance for the maximum height of the grass is 5 inches. There must be a 7-foot clearance from the sidewalks and roads for the trees. President Paine said that letters about dead trees were sent out recently. Director Cashero said that there should be no weeds in the landscape beds.
- Brian Clayton asked what would be done with the surplus.

- President Paine said that the buildings are getting cleaned up. The sprinklers are coming on. They are doing fertilization and weed control.

**Master Association** – Brian Holland reported on the following:

- Last year was the first year of proper operation.
- There is a solid maintenance team. The landscaping company is doing a good job for lawn and snow.
- The Board walks around the community.
- They are doing some resodding and the sprinklers have been repaired.
- An arborist is treating the trees. The shrubs are being maintained.
- The entrance and privacy fence have been cleaned up.
- The sprinkler system in RE2 required \$6,000 in repairs. It had not been maintained.
- The sidewalks were leveled.
- There are catch basins that are falling apart.
- Potholes have been patched.
- The sprinklers were not turned on in RE1 and RE2 because they could not determine how much each association should pay. There is only one meter.
- The Association now has a good management company that does what they are asked to do.

Director Cashero reported on the following:

- He said that they have a budget and ideas for signs. They will get examples and let co-owners vote on it hopefully by the end of the year. They will landscape around it and have lights.
- They are concentrating on fixing what they have for now and next year they will do a little more.
- The proposed sign is made of manufactured concrete stone and the cost is under \$10,000. The cost will be approximately \$10,000 for the sign, lights and landscaping.
- They are going to get a little library in front in Hawk Park.
- There are new speed 15mph speed limit signs.
- Crack repair will be done on the roads.
- The ponds are being treated, they are cutting the grass and the trees look good.
- People should pick up their dog waste and bring it home for disposal.
- A co-owner asked if they were going to do anything about grass by the mailboxes. Right now it is all dirt. Director Cashero said that they will be doing a group walk.
- Brian Holland said that the Reserve Study is done. The Reserve Study shows how much they should be putting away for the aging roads. It helps with budgeting. The goal is to fix everything, get the sign and make sure they put money away.
- Director Cashero said that at some point, they hope to have information on the website.
- Brian Holland said that they will try to fix the grass if money is left over.
- Director Cashero said that they hope to have the sign in by September. They may put the sign information on Facebook. They will have a vote and the majority wins.
- One co-owner said that he would like to see folding chairs off of front porches.
- There was discussion about buildings up front and new construction nearby.

**7. Appointment of Inspectors of Election**

Deferred until it was determined if they were needed.

**8. Election**

President Paine said that Directors Truskowski and Van DeWinkle will remain on the Board. The new Board will work with the Master. RE3 gives recommendations to the Master Board. The duties of the Board are to review modification requests. They go first to Herriman & Associates and then are reviewed by the Board. They send notices of delinquencies. They

work with homeowners to maintain the neighborhood. The day to day business is minimal. He then asked if there were any volunteers to run for the Board.

Brian Holland thanked the Board and thanked President Paine. He said that President Paine was a huge asset in dealing with Pinnacle.

Ms. Haratsaris announced that there were three positions open for 2-year terms. Kurt Kneen, Jeffrey Hays and Patrick Smitowski volunteered to run for the Board of Directors. A motion was made by Sandra Kneen and seconded by Chuck Truskowski to close the floor to nominations. A motion was then made by Chuck Truskowski and seconded by Dennis Feng to elect those running by acclamation. All approved and the motion passed.

Kurt Kneen, Jeffrey Hays and Patrick Smitowski were elected to fill 2-year terms ending in 2020.

**9. Unfinished Business**

None

**10. New Business**

- Kurt Kneen said that he spent 2 hours cleaning up trash. There is still construction trash and he is concerned about the kids paying back there. Brian Holland said that they could maybe do another clean-up day.
- Sandy Kneen was concerned where the property line is. Ms. Haratsaris said that there is a site map in the Association documents.
- Sandy Kneen said that there are logs and debris along the river edge. She also asked if there was any discussion about a one-time assessment for the sign. President Paine said that the Master Board wants to look at the Reserve Study more first. Brian Holland said that once what has been neglected has been repaired, assessments will then go more to the reserves.
- Michael Rawlings asked if there were any plans to do walking paths. Sandy Kneen said that water goes way over the paths at the detention ponds. To pave them would be expensive.
- Brian Holland said that they looked into wells for irrigation, but that would be a lot of money.

**11. Adjournment**

There being no further business the meeting was adjourned at 7:45 p.m.

Submitted by:

***Sue Huss***

REVIEWED AND ACCEPTED:

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President, Board of Directors

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Secretary, Board of Directors