

**Heisley Park Homeowners Association, Inc.**  
**Annual Meeting Minutes**  
**Wednesday, June 7, 2006**

The Annual Meeting of the home owners of the Heisley Park Homeowners Association, Inc. was held on Wednesday, June 7, 2006 at Riverside High School pursuant to notice as required by the Code of Regulations of the association.

The meeting was called to order at 7:05 p.m. by Barry Barnett of Barnett Management, Inc. who then verified that a meeting notice was sent to all unit owners via regular mail.

In attendance was Barry Barnett and Andy Horner of Barnett Management, Inc. There were 41 owners either present or represented by proxy, which represents a quorum in accordance with the associations Code of Regulations.

**APPROVAL OF PREVIOUS YEARS' ANNUAL MEETING MINUTES:**

Andrew Corsi made a motion to approve the minutes as submitted, seconded by Heath Gromeck. All were in favor.

**FINANCIAL REPORT:**

Barry Barnett reviewed the Association's present financial status, and informed the residents that the association currently has \$29,113.11 in their checking account.

**NOMINATIONS AND ELECTION OF BOARD MEMBERS:**

Barry Barnett stated that there are currently not enough lots sold to meet the Code of Regulations requirements the elect a resident board member. The Board of Trustees will remain the current Declarant Don Mortell, Mike Mortell, and James Matre.

**OLD BUSINESS:**

- Neil Nystrom asked how the Association could change the rule on putting basketball hoops away after use. Barry Barnett stated that to amend the Associations documents you would need 75% approval from all of the lot owners, or the declarant can amend the documents. Many of the residents present agreed that the basketball hoops should not have to be put away every night. Barry Barnett will ask the declarant to consider this amendment and report back to the members.
- The residents asked what the ramifications were for not following the Associations Deed Restrictions. Barry Barnett said that the Association would start by sending a letter to the owner in violation of the Restrictions, followed by a letter from the Associations attorney, followed by filing a lien, and possible foreclosure procedures, for which the

owner in violation would be held financially responsible.

- Angela Tutolo stated that there are a lot of cars that speed in the Association and that it would be very helpful if there were some speed limit and children at play signs installed throughout the property. Angela Tutolo also wanted to know what will be done with the debris in the pond in the rear of her unit (562 Beechwood Lane). Barry Barnett said that we are on a monthly treatment program from April through November and that he would send the company under contract out to clean and treat the pond.
- Price Bradford was concerned about the dog defecation problem in the Association. Barry Barnett informed him that the Declarant is amending the Deed Restriction so that those not picking up after their pets could be assessed a penalty assessment.
- Mrs. Boczek asked when the mound in the rear of his unit (1611 Poplar Lane) was going to be seeded. Barry Barnett said that he is still waiting for an answer about the mound and that it will be addressed. Barry Barnett also informed the residents that if they see any Dirt bikes, four wheelers, three wheelers, ext. on Association common area to call the police.
- Mrs. Flores informed Barry Barnett that the front entrance lights are not functioning properly. Barry Barnett said that there has been a few issues with the lights and will be working properly shortly.
- Steven Walders asked what the proper procedure was to build a fence. Barry Barnett said that for any architectural requests you must send a request of the project proposed to Barnett Management, Inc. please refer to [www.Barnettmanagement.com](http://www.Barnettmanagement.com) click on Plan Approval for specific information that is required
- The resident were concerned about the seed around the pond. Barry Barnett said that the developer will be installing a low mow grass around the pond and will be maintained every other month.
- Robert Metcalf asked if the Association could install a “ no outlet” sign in the front of the Association to prevent unnecessary traffic. Barry Barnett said that he would ask the developer.

### **NEW BUSINESS:**

- Barry Barnett explained that steps are being taken to finish the common areas that are located in the rear of many lots. The developer will be advising us as to when these areas will be completed.

- The residents wanted to know if the developer was in violation of the city ordinances for the tall weeds growing on their property that has not been decided to the homeowners association.
- The residents requested that the management company contact the city of Painesville to see when they would require common area that connect be maintained, and, that is not being subjected to the same ordinances as the residents' property.
- Lisa Henkel requested the developer board of trustees addresses and phone numbers be included in the minutes.
- The residents asked if the association was budgeting to dredge the retention basins. Barry Barnett informed them that we are not, however it is something we should look into and have added to next years budget.
- The residents asked if there would be a second entrance added. Barry Barnett told them that there was no second entrance planned at this time, but with additional phasing it may be in the plans. The residents then asked if there was a law stating that if there are a certain number of houses the development would require a second entrance.
- The residents asked if a second playground was in planning. Barry Barnett responded by saying that the maps that he was provided do not show a second playground, but he would ask the developer.
- The residents requested a more detailed breakdown of the budget, such as price per yard of mulch, per flat of flowers, price per week for maintenance, etc.
- The residents requested that in the meeting minutes notice, we ask all homeowners with motorcycles to keep them at a low idle for more quiet at night.
- The residents asked for more speed limit signs, as well as children at play signs. Barry Barnett informed the residents that the city has discouraged slow children at play signs. Barry told all the residents that inside their development it is up to them to drive as safely as possible due to the large amount of children outside and playing within the property.
- The residents asked for a directory. Barry Barnett informed them that a survey was sent out to the entire community with an optional area to submit addresses, phone numbers and e-mail addresses, and that every resident since has had the survey included in their welcome packet. Only a few residents had seen the survey, Barry Barnett informed the residents that he would resend the survey and directory request along with the minutes from this meeting to those all owners.

- The residents informed the management company that even in the rain, sprinklers were still going off, Barry informed the residents that we would look into this matter and install rain sensors if needed.
- The residents were unhappy with the fact that four wheelers were entering through the common area into the development and asked if we could put two large boulders in their entry points to prevent this. Barry Barnett told the residents that this may just force them to enter at another point, and said he would have to look and see if they were coming through common area for the association and review the costs with the board of trustees.
- Barry Barnett then took time to ask the residents if they would be interested in forming an advisory committee to form committees such as: newsletter, website, welcoming, and informed them to sign up after the meeting. Many owners did signed up for the different committees and will be meeting in the near future

**ADJOURNMENT:**

With no further business Heath Gromek made a motion to adjourn, seconded by Jeff Gromek. All were in favor. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Andy Horner, Barnett Management, Inc.  
Managing Agents for: Heisley Park Homeowners Association, Inc.