

Strawberry Hill Estates Homeowners Association
Annual Homeowners Meeting Minutes
April 27, 2022

DRAFT until approved at 2023 HOA meeting

Date: April 27, 2022 7:00 pm at the Park

Event: Strawberry Hill Estates Homeowners Association Annual Meeting

Present: Officers:
President: <vacant>
Vice President: Linnette Drzewiecki
Secretary/Treasurer: Larry Gauthier

Members:
Strawberry Hill Estates residents – 19 homes represented

At 7:00pm Vice President Linnette Drzewiecki opened the meeting with a roll call of the membership. 19 residences were represented – meeting the HOA By-Law quorum requirement.

There were no 2021 Meeting Minutes to approve.

The 2021 Treasurers Report was presented by Treasurer Larry Gauthier. Motion to approve by Kim Randall, seconded by Debbie Buckland, unanimously approved. (see attached)

Old business:

Secretary Larry Gauthier reported on the special meeting and ballot to increase the HOA dues: 41 Yes votes, 3 No votes, and 8 residences not voting.

New Business:

Park Committee (JAC) rep Larry Gauthier reported on Park plans for the summer of 2022. Four residents volunteered to serve on the Park committee: Ken Benson, Debbie Buckland, Preetha Hartzler and Claudia Bristol.

Vice President Linnette Drzewiecki led a discussion of the request by Scott Johnson, 10937 Indianola, to grant Park access to his non-platted parcel. After discussions regarding Hamburg Township's keyhole laws and the potential impact on our Park, the decision was made to deny Scott's request.

Election of Officers:

Claudia Bristol counted the absentee and on-site ballots and announced that all three Board candidates had been elected. The 2022 Board consists of Dave Flynn, Larry Gauthier, and Andy Romes.

At 7:44pm Ken Benson made a motion to adjourn, seconded by Kim Randall, unanimously approved.

Strawberry Hill Estates Homeowners Association

APPROVED Annual Treasurers Report 2022

For the period 4-09-2021 through 4-08-2022

| | |
|---|-------------------|
| Beginning Balance (PNC Bank statement of 4/8/2021) | \$9,210.28 |
|---|-------------------|

Deposits

| | | | |
|----------------------------|----|---------------|------------|
| SHEHA 2021 Dues (17@\$75) | \$ | 1,275.00 | |
| SHEHA 2022 Dues (29@\$150) | \$ | 4,350.00 | |
| | | | ----- |
| | | Deposit Total | \$5,625.00 |

Deductions

| | | | |
|---|----|--------------------|---------------|
| Cinci. Insurance - Board Indemnity for 2021 | \$ | (1,187.00) | |
| Cinci. Insurance - Board Indemnity for 2022 | \$ | (1,187.00) | |
| Cinci. Insurance - Park Liability (split w/ Bluffs HOA) | \$ | (1,777.00) | |
| Ionos.com - website hosting | \$ | (174.39) | |
| PNC Bank - Banking fees (new checks, deposit tickets) | \$ | (63.29) | |
| Postmaster - PO Box rental (annual) | \$ | (48.00) | |
| Postmaster - Postage | \$ | (110.00) | |
| | | | ----- |
| | | Deduction Total | \$ (4,546.68) |

| | |
|--|------------------------------------|
| Ending Balance (PNC Bank statement of 4/8/2022) | ===== \$10,288.60 |
|--|------------------------------------|

Dues Collection Status

| | | |
|--|---|------------|
| 0 | Unpaid dues for prior years (< 2022) | \$0.00 |
| 23 | Unpaid dues for 2022 (as of 4/8 Bank Statement)* | \$3,450.00 |
| * Unofficial accounting - will appear on next Bank Statement | | |
| 12 | Unpaid dues for 2022 (11 payments received since 4/8) | \$1,800.00 |