

ETHOA Public Board Meeting Minutes October 23, 2025

Attendees: President – Charlie Krall, Vice President – Steve Best, Treasurer – Terry Schaefer, Secretary – Angela Smith, Trustee – Kevin Kudro, Non-elected advisor/previous President – Amanda Gagliano, a small group of neighbors

Meeting called to order by Charles Krall at 7:02. Introductions of the Board to attendees. Attendees introduced themselves to the Board and other neighbors.

Charlie reminded attendees to vote for 2026 officers if they haven't yet done so with ballots available at the meeting. He then turned the floor over to Terry Schaefer to address financials.

Treasurer Report:

Presented by Terry - Current holdings at Huntington Bank are as follows as of 10/23/2025: Checking \$15,864.42 and Savings \$13,074.80 for a total of \$28,939.22. Revenues YTD: HOA dues collected (\$21,185.00 - includes prepaid 2026 dues of \$1,570.00) and Interest Earned \$0.68. Expenses YTD: maintenance \$11,252.38, utilities \$1,404.38, professional services (tax filing) \$300.00, office/admin \$1,850.53– postage, mailings, internet, decorations, total expenses \$14,807.29. YTD Net Income: \$6,378.39. Dues and expenses are reported on a cash basis. 2025 Dues are up for collection of prior year HOA dues and partial prepayment of 2026 dues. 2025 Maintenance & Admin expenses include unpaid 2024 bills. 2025 Insurance and professional services will be incurred later this year. Office and admin expenses include postage, mailings, signs, website and decorations.

Terry included that 190 of 195 homes have paid 2025 HOA dues so far. In 2025, collected \$500 of unpaid 2024 HOA dues so far.

Unpaid 2025 HOA dues as of today include 5 homes: 8039 Indian Creek Ln (owe 2024), 8027 Ivywood Ln (owe 2024 & 2023), 5424 Eagle Trace Dr (owe 2024 & 2023), 5585 Eagle Trace Dr., 7852 Little Rd.

Questions/discussion brought up by attendees and/or Board:

Do we have snow removal secured? – Dennis and his son (Kustom Cut) have agreed to provide services at a generous price for the HOA.

Common space maintenance – Attendee (Dennis) suggested that the HOA consider removing mulch from the front entrance and replace with pea gravel. Removing overgrown bushes from Fox Hollow cul de sac was also suggested along with professional weed control treatment. Board to discuss options at future meeting.

Can we charge interest on uncollected HOA dues? – Yes. Deed restriction provides details.

Terry Schaefer explained that dues cover a calendar year, but are collected June 1st. For those 45 homeowners who overpaid in 2025, they will receive a credit for 2026. Anticipate that dues will remain at \$100. A surplus in the treasury is good for future improvements to the subdivision and to avoid having to raise HOA dues.

Attendee asked when the pine trees were removed from Birch Hollow Ct? – Approximately 3 years ago. Dennis then readressed the option of pea gravel at the front entrance as well as bush removal from Follow Hollow Ct. Board thought that neighbors living in those locations should be consulted before changes were made.

Attendee asked if there were any lawsuits? – None currently.

Charlie spoke to role of the treasurer with respect to rectifying past financials. Previous P.O. Box was closed down because it was unpaid.

New neighbors were not made aware that HOA existed when purchasing their home. They have received the Deed Restrictions.

Shed on property at front of neighborhood was brought up. This is a controversial issue whether it is a shed or playhouse.

City of Sylvania's role in maintenance of trees between the sidewalk and street – City responsible for removal. Can request to be placed on list for tree trimming.

Terry suggested that as a neighborhood we try to talk to our neighbors and work out issues before involving the HOA Board.

HOA Meeting Minutes and Financial Reports can be found on the neighborhood website and Facebook Page.

Terry encouraged neighbors to post on Facebook to build community.

Charlie mentioned the benefit of the HOA to maintain property values and appearance of the neighborhood noting the negative results of other neighborhoods who eliminated their HOA.

Angela asked attendees for feedback on the neighborhood newsletter and how frequently they would prefer it be sent out? – 1-2x/year, before garage sale and unlimited pick up was suggested

“Eye sores” in the neighborhood were brought up by an attendee (properties on Littlefield Ct and Fox Hollow Ct). Charlie referred to deed restrictions.

Meeting was closed by Charlie at 7:45 p.m.

