

ETHOA Virtual Board Meeting Minutes January 14, 2026

Attendees: President – Charlie Krall, Vice President – Steve Best, Treasurer – Terry Schaefer, Secretary – Angela Smith

Meeting called to order by Charles Krall at 7:00 pm. Angela read an overview of meeting minutes that had been electronically sent to board members after which Terry moved to approve the meeting minutes from both September and October, Steve seconded the approval and they were unanimously approved.

President's Report: Charlie communicated that he had received no recent complaints from residents. Kustom Cut contract for 2026 reviewed. Charlie asked and it was confirmed that snow removal is included in the contract. The contract includes mowing/trimming common areas and edging front sidewalk; snow removal 2" or over at front sidewalk \$75 each time as needed billed separately; and mulch on request purchased, delivered, and applied to entrance area and common areas. Contract was unanimously approved. Charlie would like to get an RFP for lawncare and snow removal from another company as a comparison for 2027. Steve seconded the suggestion. Steve communicated that Kustom Cut saved the HOA around \$4000 annually relative to the last company used for lawncare and snow removal. Concerns over complaints made by residents in regards to the aesthetics of common areas and cul de sacs. Steve volunteered to have those complaints brought to him and he would address them with Kustom Cut. Planned events for 2026 as of now include the neighborhood garage sale 4/23-4/25 prior to City of Sylvania large item pick on 4/27 and July 4th bike parade. Plan to notify residents of the garage sale with Facebook post one month prior and posting signs at the entrance of the neighborhood. Charlie has existing signs. Steve to order decals for specific dates. Terry encouraged HOA Board to be prudent with sign reuse to avoid recurring costs.

Treasurer's Report:

Presented by Terry - Current holdings at Huntington Bank through year end 12/31/2025: Checking \$13,075.44 and Savings \$13,075.12 for a total of \$26,150.56. Revenues: HOA dues collected (\$21,185.00 - includes prepaid 2026 dues of \$1,570.00) and Interest Earned \$1.00. Expenses : maintenance \$12,886.61, utilities \$1,698.13, professional services (tax filing) \$300.00, insurance \$810.00 office/admin \$1,901.53– postage, mailings, internet, decorations, total expenses \$17,596.27. YTD Net Income: \$3,589.73. 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. Office and admin expenses include postage, mailings, signs, website and decorations. Will file tax return with accountant.

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 (owes past dues), 8027 Ivywood Ln (owes past dues), 5424 Eagle Trace Dr (owes past dues), 5585 Eagle Trace Dr., 7852 Little Rd. Terry has been in communication with an attorney who is willing to file liens but needs deed restrictions and the individuals who have not paid. Attorney fees and collection costs will be added to the lien. The Board discussed situation at length and came to the decision that for those households who have not paid dues, liens will be filed against them. Legal costs and interest can be passed on to these residents.

Proposed Budget 2026: HOA dues \$18,000.00 (taking into account the overpayment credits from 2025); Interest earned \$1.00; Expenses: Maintenance \$ 11,5000, Utilities \$1,800.00, Professional services \$2000.00, Insurance \$810, Office/admin \$1,800.00, Total Expenses \$ 17, 910.00; Net Income \$91.00 (hope to break even). Proposed budget approved unanimously.

Secretary Report: Angela reviewed feedback from Public HOA meeting in October regarding frequency of newsletter. The Board as a whole thought a Spring newsletter was appropriate to notify residents of billing for HOA dues, garage sale, and July 4th bike parade. Terry would like to request residents pay HOA dues before May 1st to avoid cost of unnecessary reminder mailings after June 1st. Steve to check with the City of Sylvania regarding July 4th celebrations to avoid the neighborhood bike parade conflicting with City events, and to possibly have a fire truck or police car lead the parade. Discussion began on new July 4th decorations and purchase of more Christmas lights at after Christmas sale. Reimbursement for the Christmas lights was unanimously approved. Steve offered to store Christmas lights for Dennis to put up next Christmas. Terry suggested tabling the discussion of purchasing new July 4th decorations until next meeting in March. Board agreed.

Other additional matters: Terry came across a free customizable Monthly HOA section in the Sylvania Magazine to communicate information to the neighborhood and community. Angela will email Sylvania Magazine contact to obtain further information. Board discussed better utilizing the Eagle Trace website and Facebook to communicate to residents. Amanda has been handling upgrading website. Angela to ask Amanda about posting meeting minutes to website. Angela brought to the Board's attention a complaint she received from a neighbor when out for a walk regarding multiple garbage cans in front of a garage door of a residence. Charlie was provided the address and planned to address it personally citing it was not only a deed restriction, but also city code.

Next meeting set for Wednesday, March 18, 2026. Meeting proposed to be adjourned by Charlie at 8:02. Angela seconded, unanimously agreed.