ANA BOARD

MEETING NOVEMBER 17, 2022

Present: Bob Baumgartner (President), Ted Miller (Treasurer), Jon Gardner (Vice President, on Zoom), Lotta Löfgren (Secretary), Rick Beyer, Ryan Miller (RPI representative, on Zoom). Adam Croan (Vice President) joined late on Zoom.

Bob called the meeting to order at 6:35 p.m.

There was a quorum present.

There were no other residents present, and no new neighborhood issues brought before the Board.

The minutes from October 2022, were approved.

Motion: Ted Second: Jon Approved: Unanimous

**Management report**

Cash on hand: $605,000

Reserve funds: $526,000

Operating: $79,000

We are still looking for ways to repair the pool gates.

**Old Business**:

No updates on Phase III. Rain and mud have slowed down clearing. Rick is waiting for the delivery of drainage pipes. Engineers are conducting soil tests.

Signage: The lower Ashcroft sign is going to be replaced now with one made of a plastic foam that will not rot. The East Ridge sign may be replaced and redesigned in the future and will not now be refurbished.

Traffic: We are in preliminary discussions about the need for a speed hump on upper Lego. Although it is a private road, the County still needs to approve it since its emergency vehicles need unrestricted access to all areas of the neighborhood.

DDI: The transition to the new “porkchop” configuration has been problematic for many, with backups at several points. We hope that completion of the project will improve traffic flow.

Future Board meetings: in general, we will move meetings to Wednesdays at 4:30. We meet every month except August.

Insurance: The switch to the new carrier, Campbell Insurance (Cincinnati) is complete. We will be billed quarterly.

December Town Hall meeting: Instead of a Board meeting, we will have a town hall meeting on December 13, 2022, to focus solely on the new budget. It will be conducted over Zoom so that all residents can participate. We will post information about the meeting on the website. Ted is drafting a White Paper explaining the challenges and requirements of the 2023 budget that will be posted on the website.

**New Business**:

Fines: Bob presented the Board with the document provided by Counsel regarding the new fee structure. Lotta suggested that a simplified summary be posted on line along with the legal document. The document, and use of the simplified summary, was approved, with minor changes.

Motion: Bob Second: Ted Approval: Unanimous

We continued our discussion of home maintenance. We must remind all residents that they are responsible for keeping drainage ditches clear of leaves and silt and functioning properly. This affects most residents. We will urge all residents to eradicate stilt grass, keep properties near houses and roads clear of debris, and in general make themselves familiar with and adhere to the ARC guidelines.

We will explain to concerned residents what Board limitations, duties, and enforcement powers are.

Motion: Bob Second: Jon Approval: Unanimous

Upper Lego Drainage: The steep incline (nearly 15%) causes rain to jump ditches and cascade down properties and the street. This is exacerbated by elevated riprap in some ditches; some residents may need to create deeper ditches and make sure that the riprap does not impede the rain from entering the ditches. Engineers approved the original construction.

We need to ask the ARC if it approved the construction of the ditches now exacerbating flooding. In order to prevent future mishaps, the ARC, with the help of Rick, will offer engineering instructions for a proper way to construct the ditches.

Once again, we need to clarify Association responsibility and resident responsibility for maintaining ditches. *All residents are responsible for keeping drainage ditches free of leaves and sediment and ensuring proper flow of water in the ditches on their property.*

Board makeup: Bob has recommended that we increase the number of Board members by one, from six to seven members. Discussion on this point is ongoing. A nominating committee has been formed. The Board will address the specific roles of each Board member at the January kick-off strategic planning session.

Bad visibility in the Tremont / Birch intersection. First step to solve the problem is to ask residents to maintain their yards in order to improve visibility. Future options may be better signage and mirrors.

The meeting was adjourned at 8:22 p.m.

Motion: Bob Second: Ted Approval: Unanimous

THE NEXT MEETING OF THE BOARD WILL BE immediately after the annual meeting in January 2023. ALL RESIDENTS ARE ENCOURAGED TO ATTEND.