

DOWDEN PARK HOMEOWNERS ASSOCIATION MINUTES

Date: September 23, 2023

Time: 1:00 PM

Facilitator: Kent Sherry

In Attendance

Board members: Kent Sherry, President; Don Cook, Treasurer; Tina Koumoutsos, Secretary

Lot owners attending: Pam Lindner, Rodney Smith, Dinah Board, Monica Hill, Jerry Cooney, Kristin Monroe, Erin Cook, Nick Lowe, Shelby Lowe, Mark Ricketts

Approval of Minutes

Minutes for September 2022 membership meeting were unavailable.

Quorum

President Kent Sherry declared a quorum to be present.

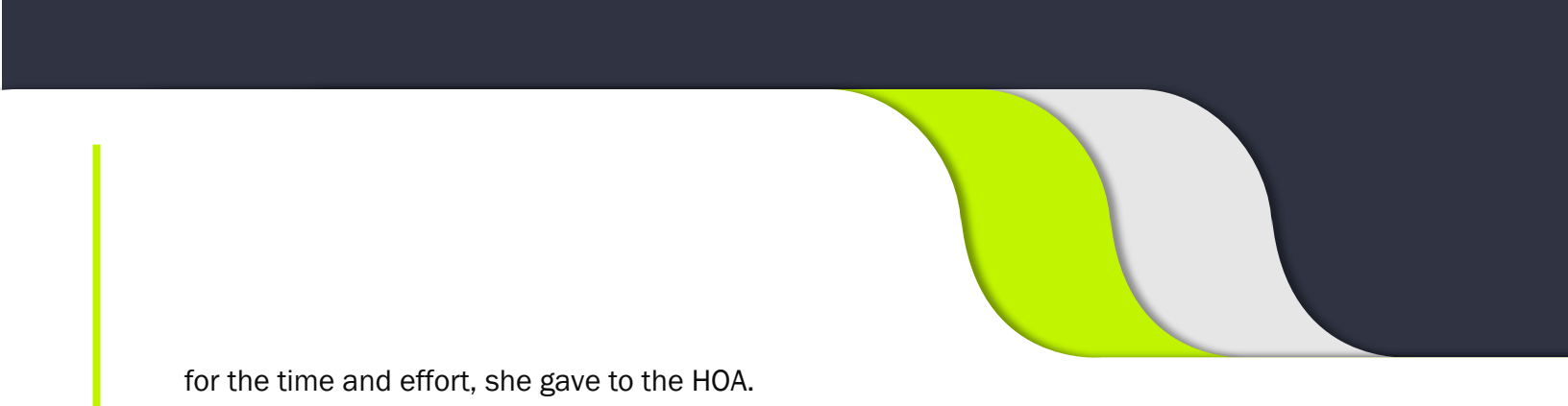
Recognition of Proxies

None were submitted.

Election of Trustee

Election – Don Cook's term as a member of the Board and treasurer expires December 31st of 2023. The floor was opened for nominations to serve as a Board member 1/1/2024 to 12/31/2026. Don Cook placed his name in nomination, expressing his willingness to serve another three-year term. With no other nominations from the floor, Don was reelected.

Tina Koumoutsos informed trustees, and those in attendance, that due to other commitments she is unable to complete her term on the Board. Despite a little arm twisting, President Kent Sherry failed to convince Tina to finish the remaining two years, thanking her



for the time and effort, she gave to the HOA.

The President then opened the floor for nominations to finish the remaining two years left on Tina's term. Kristin Monroe volunteered to become a Board member. With no further nominations, Kristin was elected to the Board. Her term will begin on 1/1/2024 and expire on 12/31/2025.

Treasurers Report (2024 Projection) – Dowden Park (Don Cook)

- The total proposed budget for 2024 is \$53,025.00.
- Amount paid to the master association, \$23,533.00.
- Total Dowden Park lot owners: 101
- Current balance in reserve account \$6,534. A minimum 10% contribution per year of the total amount budgeted is required by state law.

Treasurers Report (2024 Projection) – Simon Kenton Farm Master Association (Kent Sherry)

- Total proposed budget for 2024 is \$45,739.00.
- SKFMA Board members voted to increase the assessment for 2024 by \$3 per member. Future increases will be based on the Cost-Of-Living-Adjustment (COLA). This will provide member association treasurers with the ability to forecast their association's budget more accurately. The limitation does not prevent Directors from a lower or higher amount per bylaws for emergency related expenses or to meet reserve limitations under Ohio HOA Law.
- Reserve fund balance is \$4,140.00. Current Reserve Goal: \$45,000.
- Total SKF lot owners: 177 plus 6 parcels owned by Phoenix Construction.
- For 2023 the asphalt walkway was repaired and sealed.
- Work continues to remove dead trees and branches threatening damage to our fence line and those using the asphalt walk.
- Work will also continue, as funding becomes available to open and begin treatment of the largest pond inside the primitive area of the nature reserve (not the one with the lighted fountain). Dozens of dead trees and brush were removed from along the west side of the pond during the early part of 2023. Treating the muck on the bottom of the pond will begin during the Spring of 2024. A survey indicates that the current average water dept is 4' to 5' or approximately 1' above normal.

Open Discussion

- Included forming volunteer groups to plan community garage sales and continue the annual picnic. Kristin Monroe volunteered to help work with others to accomplish this goal. She also volunteered to take over management of the SKFMA website.

Adjournment

Motion to adjourn was made at 2:15 PM.

Next regularly scheduled annual meeting will be during the month of September 2024.
Same location with date and time to be determined.

Kent Sherry

Approved by Kent Sherry, President