

**Hilliard-Rome Road Civic Association**  
**Special Community Meeting with Trustees**  
January 22, 2021

Minutes of the Coventry Community Meeting of the **Hilliard-Rome Road Civic Association**,  
Hilliard, OH, held via Zoom at 6:30 p.m. on Friday, January 22, 2021.

**I. CALL TO ORDER**

Trustee Sharma called the meeting to order at 6:35 p.m. All Coventry residences received an announcement and invitation to the Zoom meeting, dated January 11, 2021 (mailing attached); additionally, the meeting was announced on the Facebook Coventry HOA list and the HOA website.

**II. ROLL CALL OF Trustees**

Roll call of the trustees at approx. 6:40 p.m. taken by the secretary, confirming that all were present.

*Present:* Trustees Brian, Martha, Rebecca, Shaman, Shelley; David (secretary)

*Absent:* none

*Also Present:* Two residents of the community joined the meeting, for a total attendance of 8 persons.

After the roll call, attendees introduced themselves; Shaman outlined the purpose of the meeting, to address the HOA's financial situation and discuss options for how to best operate the HOA in 2021.

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

N/A.

**IV. FINANCIAL REPORT**

Rebecca gave a summary financial report as follows (figures rounded to the nearest dollar):

A. Total current assets of: \$ [REDACTED].

B. Delinquencies through YE 2020 of: \$ [REDACTED].

C. The Proposed 2021 Budget was shared:

a. Projected total revenue is \$ [REDACTED] based on homeowner dues at \$25/year

b. Estimated expenses are \$ [REDACTED] (with key expenses of landscaping, legal/professional fees, office supplies, HOA insurance policy).

c. This leaves a projected net loss of \$ [REDACTED].

**V. PRESIDENTS REPORT**

Shaman led a discussion of the financial picture in light of the aspirations of the HOA trustees, that were elected in October, 2020.

We are working with an attorney, Jeff Dittmer, to draft up-to-date, viable by-laws, which incurs legal fees. We are soliciting estimates for improved maintenance of the front entrance way (Reebok Drive at Rome-Hilliard Road). We hope to build up some monetary reserves for capital improvements (in a separate account); and we plan to host more community events such as the successful Food Truck Rally in June, 2020.

Given the projected monetary shortfall, Shaman observed that we should consider raising the annual HOA dues modestly. Dues have been unchanged since 1990

at \$25 per household per year! Our attorney has reviewed the existing rules and restrictions governing the Coventry and feels that we have the authority to change the annual dues assessment.

Brian moved that we raise dues effective this year; motion was seconded. In discussion, a community member asked about a possible special assessment, but our attorney has indicated that this is not an available option for us currently.

Brian’s motion was amended by Martha to specify raising dues to \$50 per year per house starting in 2021. There was consensus among attendees that this was a fair amount. The vote was taken; the motion passed.

**VI. UNFINISHED BUSINESS**

Sharon Sunseri (Landscaping Committee) is tasked with soliciting estimates from several landscaping companies for the front entryway; Shaman has asked for responses from her by Feb. 1.

**VII. NEW BUSINESS**

None

**VIII. NEXT MEETING DATE**

The next monthly Board meeting is scheduled for Monday, Feb. 1 at 6:30 p.m. via Zoom.

The board meeting adjourned at 6:58 p.m.  
These minutes were approved by the Trustees.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date