

**Hilliard-Rome Road Civic Association  
Trustee Meeting**

Monday, February 1, 2021

Minutes of the Trustee Meeting of the **Hilliard-Rome Road Civic Association**, Hilliard, OH, held via Zoom at 6:30 p.m. on Monday, February 1, 2021.

**I. CALL TO ORDER**

Trustee Sharma called the meeting to order at 6:36 p.m.

**II. ROLL CALL**

The roll call of trustees was carried out by David Connolly, Secretary.

Present: Trustees Brian, Martha, Rebecca, Shaman, Shelley; David

Absent: *(none)*

*Also Present:* The meeting had been announced publicly, and six households from the neighborhood joined the Zoom meeting.

After the roll call, each of the board members took a few moments to introduce themselves for the benefit of the community attendees.

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

Minutes from the meeting of January 22, 2021 had been received and reviewed by the board; a motion was made, seconded and passed to approve the minutes. They will be posted on the website soon, noting that, on publicly posted minutes, financial numbers are redacted from view. Persons interested in knowing the financial numbers should contact the treasurer.

**IV. FINANCIAL REPORT**

Rebecca gave the report as follows:

- A. Total assets as of today (bank account): ██████████
- B. Delinquencies through year-end 2020: ██████████ (representing 58 of 193 properties).

**V. UNFINISHED BUSINESS**

- A. *By-laws:* Brian reported on the progress of the subcommittee (Brian, Martha, David) tasked with developing draft bylaws. We have drawn from existing bylaws to try to draft a document that will serve our needs as a community; we have had feedback on the initial draft from our attorney Jeff Dittmer and will be continuing our work accordingly. (Shaman observed for the community attendees that the Coventry HOA has never had bylaws previously, hence is governed by the Ohio Revised Code.)
- B. *Landscaping:* Martha had spoken to Sharon who to date has received only two quotes for 2021 maintenance; several landscaping companies had declined to offer a quote as our Reebok/Hilliard-Rome Road entryway landscaping job is “too small” for them. We have been soliciting from “bonded and insured” companies due to potential liability concerns. (A resident attending the meeting later suggested that we might try to hire a smaller/individual contractor for our job as long as they are insured.)

**VI. NEW BUSINESS**

*HOA's plan to raise annual dues:* Shaman introduced the discussion by outlining the financial needs and aspirations that the trustees are envisioning. The annual figure defined as \$25 at the inception of the subdivision in approx. 1989 is inadequate to operate today. We hope to build some financial reserves to be able to fund future capital improvements; ensure adequate insurance coverage; develop viable by-laws. The by-laws are especially important as the Coventry subdivision was developed in three "phases" which are governed by somewhat different sets of deed restrictions/covenants.

Rebecca had prepared a Powerpoint presentation that outlined our current financial status, typical expenses and projected needs. She shared the board's proposed 2021 budget that shows a projected deficit, and she outlined the needs and the positive impacts that an increase in annual dues of \$25 to \$50 per year per home will have.

In the view of our attorney, Ohio case law provides that either (a) an affirmative vote of two-thirds of households, or (b) an affirmative vote of two-thirds of residents attending a specially called community meeting is satisfactory for the HOA board to increase the dues. Such a motion had been made and passed at the community meeting on January 22.

Questions have been raised by some community members, so we are revisiting the issue. The board opened the floor to questions and comments from all attendees; some expressed concerns in particular about the appropriateness of the voting on Jan. 22.

Shaman indicated that we will be sending a new notice for another community meeting called for the express purpose of increasing the dues. Statements that have already been sent out can be disregarded, and no 2021 late fees will be assessed on any resident while these issues are being worked out.

**VII. NEXT MEETING DATE**

The special meeting to be announced via US Mail and held for the purpose of proposing and voting on raising the HOA dues from \$25 to \$50 will be held via Zoom on Tuesday, Feb. 16 at 6:30 p.m. All residents are strongly encouraged to attend.

The next regular monthly HOA Board meeting will be held via Zoom on Sunday, Feb. 28 at 6:30 p.m.

The board meeting adjourned at 7:42 p.m.  
These minutes were approved by the Trustees.

\_\_\_\_\_ (David Connolly)  
Secretary

\_\_\_\_\_  
Date