

# ***Lake of the Woods Homeowners Association, Inc.***

## **2022 Annual Meeting Minutes**

**Tuesday, May 24, 2022**

### **City of Akron Northwest Family Recreation Center**

1. Call to order by Sharon Shapiro at 6:40 PM
  - a. Welcome – Sharon Shapiro
  - b. Introduction of new homeowners
  - c. Introduction of Nick Meinert, J.D., Kaman & Cusimano, LLC
  - d. Confirmation of Quorum - 32 people attended. 31 1/2 properties represented, including 8 proxies. 17 properties needed for a quorum.
    - i. The list of attendees is attached
  - e. Jim Krumpelman, Board member and Secretary, was not able to attend the meeting.
  
2. Proof of Notice of meeting
  - a. Meeting notices were emailed 4-27-2022 & 5-17-2022.
  
3. Approval of Minutes of October 27, 2020 Annual meeting
  - a. Previously emailed 11-20-2021, 4-27-2022 & 5-17-2022.
  - b. Motion to approve as mailed, without reading:
    - i. Motion: David Worhatch
    - ii. 2<sup>nd</sup>: Robert Dalton
  - c. 2021 Minutes were approved
  
4. Officer reports
  - a. Treasurer's 2020 report – Kathy Negrelli
    - i. Previously emailed 04-27-2022 & 5-17-2022
    - ii. Dues 100% paid on time!
    - iii. Treasurer's Report was accepted.
  - b. President's report – Sharon Shapiro
  
5. Election of members of the Board
  - a. Election of One Board Member
    - i. Jeff Mitchell was the only nominee for the open Board position.
    - ii. Motion to close nominations and elect Jeff for a three-year term.
      - Motion: Dale Freygang
      - 2<sup>nd</sup>: David Worhatch
    - iii. Motion unanimously approved
  - b. All other Board members are serving un-expired terms; no election required.

6. New Business – Discussion led by Nick Meinert, Esq.
  - a. Based on a question, Nick Meinert provided a brief review of the process for the revision of current By-laws and Restrictions & Covenants.
  - b. A question was asked concerning detailed invoices from Kaman and Cusimano for legal fees. After a brief explanation, the consensus was that the Board did not need to provide detailed invoices.

Another question was raised as to obtaining a copy of “redline” changes to the by-laws. It was explained that due to the complete revision of the documents, a “red-line” version will not be provided by Kaman & Cusimano.

## 7. Adjournment

The meeting was adjourned at 7:15 PM.

- i. Motion: Dale Freygang
- ii. 2<sup>nd</sup>: Gary Himmel

Following the official HOA Annual meeting, there was a general discussion on two topics of general interest:

1. A brief update of the procedural concerns with City of Akron road paving and assessments within Lake of the Woods. The City believes all objections have been resolved; LOW road improvements will proceed per city’s plans. Streets being repaired this year are Cobble Creek Lane, Fallen Log Lane, Forest View Drive and Woodbury Drive. The extent of the work will be similar to Smith Road’s recent re-paving. The top 1-1.5 inches of road will be resurfaced, expected lifespan is 3-5 years, payment rate is based on a one time use of LOW successful 2018 road petition. Future road improvements will be at then current rates.
2. A brief update on the status of fiber optic cable installation by AT&T and if any additional action was anticipated by Fairlawn GIG. There is no known activity currently planned by Fairlawn GIG.

Respectfully Submitted,

Dale Freygang

LOW Board member

LOW HOA Board members:

*Dale Freygang - Nick Herstich - Jim Krumpelman - Jeff Mitchell - Sharon Shapiro*

**Attendees:**

<u>Name</u>	<u># of People</u>	<u>Properties/Votes</u>
Nick Meinert, Kaman and Cusimano ( <i>guest</i> )	1	-
Carrie Brown	<u>Proxy</u>	1 ½
Robert Dalton	1	1
Theresa Stephens	1	1
Dale & Sandi Freygang	2	1
Marty Hellman	1	1
Nick Herstich	1	1
Gary Himmel	1	1
Sarah Horrigan	1	1
Marian Houser	<u>Proxy</u>	1
Teresa Hughes	1	1
Mishelle Harriger	1	1
Jacqui Krumpelman & Rich Novak	2	1
Andrew Kurman & Sharon Shapiro	2	1
Henry Kwee	1	1
Jeremy Lake	1	1
Michael & Wendy Lampner	2	1
Tom Lentz/Elaine Volarich	<u>Proxy</u>	1
Daniel & Kathy Miller	2	1
Jeff Mitchell	1	1
John & Kathy Negrelli	2	1
Sam Overly/Bethany Johnson	<u>Proxy</u>	1
Mike Pancoe	1	1
Jim & Kathy Ranomer	<u>Proxy</u>	1
Andy & Kathy Rosenberg	2	1
Jeff & Marian Spector	<u>Proxy</u>	1
Dave Stannard	1	1
James & Kristin Stetz	<u>Proxy</u>	1
Chuck Tepus	1	1
Clarence Tucker	1	1
Louis & Alix Vernon	<u>Proxy</u>	1
David Worhatch/Sue Urquhart	2	1
<b><u>Totals:</u></b>	<b><u>32 People</u></b>	<b><u>31 1/2 properties</u></b>