

Minutes

Lorien Woods – HOA Meeting

Date | time 2-15-2023 at 8:15pm | Meeting called to order by Jon Miozzi

In Attendance

Jon Miozzi and Carmen Baroni in person at Baroni Residence
Virtual Dial In: Matt Warnock, Danielle Szabo, and Bill Cuffari

Call to Order

Jon Miozzi at 8:15pm

Financial Review

- 2022 Budget vs. Actual
 - Assessment collection – still about 5 residents who have not paid. Will be sending this reminder out with our annual dues. Assessment and dues are required and not optional.
 - Assessment Spending
 - Landscaping – Front Entrance (tree removal, river rock, new trees, shrubs, etc.)
 - Pool Expense
 - Signage
 - Reserve Study
 - Accounting for Insurance items: entry sign and masonry work
 - 2023 Budget and Forecasting
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Landscaping Discussion

- Landscaping mostly completed – there are some details to iron out this spring but overall work is what we were trying to accomplish. Fresh, clean, and new vs. dying and overgrown and problems with bussing.
 - Pros and Cons to the river rock. HOA Board will spend the time to stake the entrance so that we are not seeing the rocks being pushed from the plow.
 - Adding some decorative plants / pots / flowers at the main entrance to “pretty” the front entrance up.
 - Working with landscapers to see if they can scrape and clean up the stone to brighten them up – may also just be an overtime / spring refresh with this years cleanup.
 - Major cost savings over time with less mulch needed year over year.
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Hastings Contract – Pool Company

- Increase in their management contract – we are in year 2 of our 2-year contract
- Mid contract Hastings is asking for an additional \$2,700 due to the fact that they cant get any lifeguards to work at the initial \$11/ hour. So they are needing to pay more / hour to their guards in order to staff

accordingly. Therefore, they are asking their communities to pay a bit more despite being under contract.

- Hastings has the monopoly and has the understanding of our systems with open / close, etc. being more detailed than most in our area. Therefore, if we want to stick with them we are having to agree to some kind of an increase.
- Jon to speak with them to see if we can meet somewhere in the middle with a compromise and if we agree to any increase setting our expectations clearly to their roles at our pool.

Volunteers / Board Positions



BOARD POSITIONS: Treasurer and Secretary | We do have some board positions that are expiring and spots that are needed to be filled. **Secretary** and **Treasurer** are two that we would love to seek replacement for in the coming year. If anyone is interested in learning about these roles, please reach out to Danielle Szabo. By reaching out to learn what the role entails is *not a commitment!* We just would love to see some new homeowners getting the opportunity to sit on the board!

EVENT / COMMITTEE: If a FULL board position isn't right for you at this time, we are also seeking some neighbors to step up and either join or take charge of one or multiple community events. Again, by reaching out it does not mean you are signing up! Just let us know if you are interested in anything and we can help explain what the event is / and the minor responsibilities that fall with the event.

Seeking someone / group of people to manage:

- Annual Halloween Party
- Donuts at Dawn – Last day of school morning bus party.
- 4th of July – Parade and Popsicles
- Memorial Day – Pool opening kickoff party
- Garage Sale
- Earth Day / Community | Community Clean-up day
- Social Committee – planning one or two late night parties at the pool & maybe a block (cul-de-sac) party if so inclined?
- Welcome Committee – when new people join the community reaching out and visiting to welcome them into our great neighborhood.

- Pool Committee ** - This is probably the most important committee where we would LOVE to see some NEW homeowners to step in and help out. We have a great committee in place right now so are willing to spend this year teaching and training a new group for the coming years!!

If interested in stepping up in ANY capacity, please reach out to Danielle Szabo:
call or text 440-725-1741 or Danielle.d.Szabo@gmail.com

Homeowner Concerns – the Lorien Woods Police Blotter

POOP: Please pick up after your pup. Picking up includes bagging the poop AND throwing the bag away. Leaving wrapped poop bags on the side of the road is not acceptable.

GARBAGE CANS: are not to be brought out until the NIGHT before and have to be brought in the DAY OF pickup.

HIDDEN SPACES: It has been brought to our attention that the service drive next to the pool has been being used as a spot where vehicles are “parking” and “leaving remains” of activities behind on that drive. Reminder to all parents and homeowners – we do have a camera on the pool still and can see when cars are driving in and out of that drive.

Dates and Documents

DUES: Matt to send dues invoice out Mid-February - due within 60 days.

First Week in April – to send the invite to the annual meeting along with the budget and documents

ANNUAL MEETING: When: [April 17th at 7:00PM](#) | **Where:** [Bainbridge Library](#)

Next Meeting: March 19th at 8:00pm at the Szabo Household. If any homeowners would like to attend you are welcome to come. Please just let Danielle know so we have a seat for you 😊

- If there are any questions or topics you would like addressed at the annual meeting, please let us know asap and would love to know prior to the March 19th meeting so we can plan accordingly.

Meeting Adjourned: 9:46pm
