

BENWOOD HOMEOWNERS' ASSOCIATION INC.
MINUTES OF THE ANNUAL MEETING
NOVEMBER 17, 2022

The annual meeting of the Benwood Homeowner's Association was held November 17, 2022 at 6:30pm at Michigan Avenue Baptist Church. Pursuant to the bylaws of the Association, notice was posted at both entrances to the subdivision and written notice was mailed to all members.

Board President, Deborah Drake, called the meeting to order at 6:55pm., phone calls and texts were used to get needed proxy authorizations to have a quorum. Quorum was achieved at 7:21pm. and meeting was officially called to order. She welcomed all in attendance and thanked the Board for their hard work over the past year. Minutes from the 01/14/2020 HOA meeting were read and passed. The lapse of time was due to Covid.

To fill time between the start of the meeting and quorum met, the discussion was directed at the First Amendment To Restrictions, Benwood Subdivision Phase II, above ground pools. President Drake, with the consent of the BOD, enlisted legal counsel to be sure the process was done legally and would protect neighboring property owners. This process is still under counsel's directive and official documents are pending.

Treasurer's Report: Michael Phillips, Financial Manager, submitted to the BOD the recent budgeted money spent from October 2021 to September of this year. Proposed budget was also submitted, both were in the mailing to the Benwood residents. Motion to approve budget was made by T. Laconca and H. Hughes, and passed by the HOA members. Bank account balance at that time was \$37,636.12. Late Charges vs Liens: BOD is working with Title Companies to get late fees and charges rather than using liens.

ARC Report: Notification went out to all members about the cut grass in the streets being a violation to the Stormwater Policy and included was a phone number to report violations. A few fence applications were requested and approved.

New Business: The desire to get more community involvement was high on the agenda and asking for volunteers to be: Block Captains for each phase, Social Director, Webmaster, Architectural Review Committee Member, and keep Membership updated. A seasonal party to promote community spirit was suggested.

Facebook Update: Remove non-members from the page. It is required to give an address and email address to the web master before being allowed to join.

Speeding: Signage was posted to be 25MPH at the main entrance and on Crossing Place but the speed is still being violated. B. Brnik suggested having the Sheriff's Department set up to monitor speeding and ticket offenders. It was suggested that the issue of Halloween traffic could be addressed by requesting the Road Department to assist in monitoring the traffic flow. A letter should be sent to them no less than six days prior to the date requesting their assistance.

No nominations to the BOD at this time.

Meeting adjourned at 07:58pm.

Submitted by R. Hazlett, Secretary