

RESERVES OF CARMELLE

ANNUAL MEETING NOTICE

April 15, 2019

Dear Homeowner:

The 6th Annual Meeting of the Reserves of Carmelle Homeowners' Association will be held on May 8, 2019 at 6:30 pm at the Mason Municipal Building. The address is 6000 Mason Montgomery Road.

The affairs of the association will be managed by a Board of Trustees, who are members of the Association. The primary purpose of this meeting will be to elect one (1) homeowner to serve on the Board for a 2 year term.

If you cannot attend this meeting, you may still participate in your Association's operation by assigning your Proxy to an individual who will be attending the meeting. If you appoint someone who will attend the meeting to act as your agent, place their name in the blank space provided on the Proxy form. Fill in your name, address and please sign the form. A signature line is provided. Your agent will receive a ballot for you at the meeting and may cast a vote for you.

If you are going to attend the meeting you will not have to fill out the Proxy since you will receive a ballot at the time you sign in for the meeting.

The meeting allows each homeowner to participate directly in the decision making process of your Homeowners Association. YOUR ATTENDANCE IS IMPORTANT! You should be aware that per the documents, Article III, Section 3.8 states "No Member shall be eligible to vote or to be elected to the Board who is shown on the books of the Association to be more than thirty (30) days delinquent in the payment of any assessment due the Association." Please note that late fees are considered part of assessments due the Association.

The annual meeting agenda, proxy and 2018 meeting minutes are enclosed. We look forward to seeing you!

The Reserves of Carmelle Homeowners' Association
Board of Trustees

RESERVES OF CARMELLE HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

May 8, 2019

AGENDA

- I. Call to Order: 6:30 pm at the Mason Municipal Building
- II. Welcome and Introduction:
- III. Attendance:
- IV. Proof of Notice: Notice of the meeting was mailed to each member of record on April 15, 2019.
- V. Approval of the 2018 Annual Meeting Minutes:
- VI. Reports:
 - A. Developer
 - B. Homeowner Board Member Report
- VII. Election:
 - Election of Board of Trustees
 1. Nominations from the floor
 2. Motion and second to close nominations
 3. Nominees to address the membership about their interest to serve on the Board of Trustees
 4. Vote
 5. Announcement of election results
- VIII. Old Business:
- IX. New Business:
- X. Adjournment:

RESERVES OF CARMELLE ANNUAL MEETING

BALLOT / ABSENTEE PROXY

A.-Ballot:

The undersigned, being owner(s) in good standing of the Reserves of Carmelle HOA hereby cast my/our vote for:

(Please vote for no more than 1):

_____ Jack Widders

_____ Write in Nominee _____ Write in Nominee

The 2019 Annual Meeting will be held on May 8, 2019 at 6:30 pm at the Mason Municipal Building located at 6000 Mason Montgomery Road. If you are unable to attend, the Board is asking that you review the above and return this Absentee Ballot/Proxy so the election may be certified. You can email, mail, or fax your proxy to the Association's Managing Agent as stated below.

Stonegate Property Management, Inc.
431 Ohio Pike, Suite 210
Cincinnati, Ohio 45255
Fax (513) 528-5105
stonegatepm@cinci.rr.com

You may **either** a) assign your proxy, or b) vote for an individual named above. If both the proxy and ballot are cast, the ballot shall be given precedence.

B.-Proxy:

The undersigned, being owner(s) in good standing of the Reserves of Carmelle HOA hereby appoint:

_____ (a) the Reserves of Carmelle Board

Or

_____ (b) _____

to act as his/her agent and proxy and authorizes the said proxy to act with respect to the election of 1 Board Member for a 2 year term. Signing this proxy without specifying a proxy will automatically appoint the Board as proxy.

**PLEASE NOTE THAT THE OWNER OF RECORD MUST SIGN
THIS BALLOT / PROXY FOR IT TO BE VALID**

Date: _____

Signature of owner

Address: _____

Printed Name

**RESERVES OF CARMELLE HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
MAY 3, 2018 AT THE MASON MUNICIPAL BUILDING**

Call to Order: Nancy Fay called the meeting to order at 6:36 pm.

Welcome and Introductions: Ms. Fay welcomed the homeowners and thanked them for attending. The Board members then introduced themselves.

Attendance: Board members in attendance included Raghu Gavini, Jack Widders and Jill Prior. Steve Bosse and Dan Barnobi were absent with notice. Nancy Fay represented Stonegate Property Management, Inc.

Proof of Notice: Ms. Fay confirmed that the notice of the meeting was mailed to all members of record on April 10, 2018. The meeting was originally scheduled for March 21, 2018, but had to be postponed due to inclement weather.

Approval of the 2017 Annual Meeting Minutes: Megan Zein motioned to approve the minutes and waive the reading. It was seconded by Raj Acharya.

Developer Report: Jill Prior

There are currently 132 developed lots, with 122 lots closed to builders.

The community has 92 homeowners, which is 22 more than last year.

The next phase to be developed includes 11 lots and the completion of the boulevard. There are a total of 24 future lots.

Over the past five years, average home sales in Reserves of Carmelle have increased by almost 25%

The pool deck repairs are continuing. The tiles have been replaced on both pools. Awaiting a weather window to complete concrete work

Association Report:

As of April 30, 2018, the Operating account balance was \$54,539.53 and the Reserve account balance was \$37,685.92. The Reserves have been fully funded for the year.

There are 3 owners who have not yet paid the 2018 fees. The collection policy, as outlined in the documents, is being followed.

2017/2018 Accomplishments:

- A paver walk was installed to the playground.
- A latch guard was installed on the pool gate.
- The Developer installed a community sign at the pool facility.

- The pool deck is worked on now to resolve cracking issues. The work is being paid for by the Developer.

Looking Ahead:

- The Board has discussed the new plant material for the pool house and grasses around the pool fence. The Board has not yet approved the work.
- The trail leading to the creek and the trail under the power lines are in need of maintenance.
- The flood lights may be changed to motion sensor lights. The lights are currently on photo cells.
- The Board is interested in installing security cameras at the pool facility.

2018 Contractors:

- Landscape and Irrigation Maintenance – Four Seasons
- Pool Maintenance – Cincinnati Pool Management
- Insurance Coverage – Wilks Insurance Agency
- CPA – Dawson & Company
- Property Management – Stonegate Property Management, Inc.
- Pond Maintenance – The Lake Doctors

The pool is scheduled to open for the season on Friday, May 25th.

At the request of a homeowner, the Board checked on snow removal costs for the pool facility. To remove 2 inches of snow from the common area sidewalks and the parking lot, the cost would be \$1518 with product. The price will fluctuate based on the amount of snow and/or ice. The price is high because the majority of the work must be done manually. The City of Mason was contacted and although they have an ordinance on their books, they do not police snow removal. It is the Board's opinion that it is not fiscally responsible and the work would most likely not be done in an acceptable time frame. Spending money on snow removal would largely deplete the budget for other upgrades the Board would like to make. The Association has no say as to the location of the bus stops.

A resident voiced concern about the lack of lighting at the bus stop. The Board can check on lighting options.

If street lights are out, please call Duke Energy to address.

Election: Nancy Fay

Mr. Gavini's term expires at the annual meeting this evening. Board members are sent the monthly financial reports, they review proposals and award contracts, they direct the property manager and make decisions for the Association. This evening, the Board is looking for a homeowner to serve a 2 year term.

- Elizabeth Widders nominated Debbie Lorenzetti
- Nagaraju Podili nominated Raghu Gavini

Each nominee took a few minutes to explain why they wanted to serve. The residents voted and the ballots were counted by Nancy Fay and Raj Acharya.

Raghu Gavini was elected to serve a 2 year term on the Board. Ms. Lorenzetti was thanked for running.

Open Discussion:

The boulevard will be connected this year. It is a Mason thoroughfare. Speed limit signs will be posted and a crosswalk will be installed near the pool facility. Mr. Gavini asked the homeowners to contact Scott Burkhardt, of the City of Mason, if they have additional concerns. Contacting Mr. Burkhardt will show him that residents are concerned about speeding and safety.

A road expansion project is upcoming. The original Carmelle entry will become right in, right out.

The Developer was unable to install a sign at the current entry due to the right of way and easements.

A resident asked if the Carmelle Christmas lights could be enhanced. Ms. Fay explained that the Association cannot spend money for that as the entry is owned by the Carmelle HOA.

It was noted that the Carmelle homeowners do not stop at stop signs and speed when driving through the community. Residents in attendance also said that vehicles are being parked on both side of the street when dropping and picking up children from the bus stop.

It was noted that the common areas are not in good shape and need attention. There are too many rocks. The boulders need to be removed in order for grass to grow. The common areas mowed by the landscape company should have been left in better condition.

The plant material at the pool facility has died twice now. Ms. Prior will talk with Mr. Bosse and ask for a recommendation. The Board needs to either install irrigation or install plant material that is drought tolerant. There is a hose in the pool house. Native plants would likely do much better.

Does the Board have plans for the pond? The Board explored fountains but there is no electric and they are expensive to run. There has been trash in the pond too.

The construction traffic is going through the community and leaving a mess on the roads. Ms. Prior explained that the roads are public. The builders are to clean the roads on a regular basis. Mr. Gavini sends notes and pictures to Ms. Prior to forward to the builders. There are a lot of small stones on the road.

The Board was asked if the developer is still subsidizing the community. Ms. Prior said they helped the community in 2016 but have not been subsidizing since that time.

The Board was asked why the standards of homes has changed. They said brick was originally required on the sides and now homes are being built with much less brick. Ms. Prior said she will look into that.

A resident also asked about building identical homes next to each other. Ms. Prior said they do not have a rule for the builders. She suggested that they go back to their builders for clarification.

The Board was asked if a pool heater could be installed. Mr. Gavini said it could be considered in the future when the community has more money. There is not a gas connection. Mr. Gavini said the Board has a wish list for the community. It includes security cameras, a pool heater, additional pool furniture, a grill, a projector, baby changing stations and a bike rack.

The walking trails were very slippery and uneven. Perhaps a grate could be installed over the uneven portion. The one under the power lines requires asphalt. There were concerns about cycles and go karts on the path. The sign that read No Motorized Vehicles is missing. The property manager will check with the landscape company to see if they know where it is.

Could there be a quarterly newsletter? Trash is being left on driveways, newspapers also being left out. Please keep the community clean and looking its best.

Mr. Gavini asked for a Social Committee to help with community events. There are pool opening and pool closing parties. Mr. Gavini suggested a grill out at the pool facility.

Adjournment: With no further business, Raj Acharya motioned to adjourn the meeting and it was seconded by Elizabeth Widders. The meeting was adjourned at 7:46 pm.