

Wedgewood Homeowners' Association - Annual Meeting

Date: May 11, 2005

Time: 7:30 p.m.

Location: Wedgewood Golf & Country Club, Powell, Ohio

Trustees:

Mara Otey, President	Joseph Karr, Treasurer	Tom Crawford, Secretary
Dave Perorazio, Trustee	Amy Jo Hernandez, Trustee	Mary Spahia-Carducci, Trustee

Prior to the meeting: Attending lot owners were provided the following information (located on table, at the meeting room entrance) - Homeowners Meeting Agenda; Association Budget & Balance Sheet; Liberty Township/Powell Neighborhood Community Watch Foundation (LT/PNCWF) Activities to Date (as of 4/12/05) & LT/PNCWF Needs Your Help and Membership

I. Call to Order and Opening Remarks: Mara Otey, President, called the Annual Wedgewood Homeowners Association meeting to order. Tom Crawford, Secretary, seconded the motion. All Trustees present.

Mara explained the following - In 1999 Wedgewood Homeowners assumed responsibility for the Wedgewood Golf & Country Club subdivision. All Wedgewood Homeowners are automatically members of the Association (Wedgewood Golf & Country Club Declaration of Covenants - Article II, Section II). Our obligation as Trustees is to enforce and administer the by-laws as delineated in the Wedgewood Golf & Country Club Declaration of Covenants, Easements, Restrictions and Assessments and the Wedgewood Golf & Country Club Design Guide.

Mara respectfully requested all lot owners to identify themselves by full name and street when addressing the board this evening.

II. Introduction of Board Members: Mara Otey, President, introduced the 2004-2005 Trustees - listed above. On behalf of the Trustees, Mara thanked all Wedgewood Homeowners who brought the Wal-Mart threat to the Board's attention and supported the fight against "Big-Box" in our community. As a result of all our efforts, both Powell and Liberty Township have passed ordinances limiting the maximum allowable size of any new building structure to 65,000 square feet, thus eliminating future "Big-Box" threats.

Michele Noble, Attorney for Thompson-Hine, was introduced. Mara referenced the LT/PNCWF Activities to Date (hand-out). In short, members of our subdivision and neighboring subdivisions banded together to create the Liberty Township/ Powell Neighborhood Community Watch Foundation Inc., a non-profit group. The purpose of this entity is to protect the health, safety, and vitality of our community with specific aim at preventing a Wal-Mart Superstore from being located at the corner of North Hampton & Sawmill Parkway. The LT/PNCWF is separate from any of the local homeowner associations. It is funded in part by donations from neighboring homeowner associations. Thompson-Hine is the law firm contracted by the LT/PNCWF to help assure our community voice is heard thus protecting our health, safety, vitality and home values against the Wal-Mart threat.

❖ Max Holzer, Paddington Way (homeowner): Underscored the need to support the LT/PNCWF - essentially, the Liberty Township Trustees provide no guarantee to guard our community interests. If it were not for the homeowners who voiced their opposition to the Wal-Mart Superstore and legal intervention by Thompson-Hine we would now have a Wal-Mart at North Hampton & Sawmill Parkway. This would have devastating impact to the safety of our community and our real estate values could fall 10 to 20%.

❖ Michele Noble, Thompson-Hine (law firm): Gave some examples of how their counsel has been both effective and explained why it was needed. Michele referenced the information contained within the LT/PNCWF handouts (available at the door). Open discussion ensued.

❖ Cherie Vick, Oxford Circle (homeowner): Asked Michele to "boil it down" for us, regarding the Federal and State court cases... How long will it take before we hear anything? Michele (Thompson-Hine) estimated that ideally the Federal court would stay the filing and subjugate to the Ohio State court in this matter; it may take

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up to six months for a decision. If Wal-Mart (Ruma) loses in State court then they will most likely appeal to the Federal Courts. The point is, we need to continue the fight and it may take sometime for closure.

❖ Doris Baginski, Canterbury Drive (homeowner): Announced, "We are trying to get our voices heard..." In summary, Doris showed support for the WHOA's special assessment request because we must have funds to assure our community can afford legal representation so we can win the fight against Wal-Mart.

❖ Joe Karr, Treasurer: Explained that WHOA was the first association to step-up with contributions to the LT/PNCWF. The LT/PNCWF was formed to help protect the neighboring homeowner associations from liability and galvanize our community efforts against Wal-Mart. Since then, Cambden Lakes has contributed an equal amount per parcel. It is our aim to seek similar contributions from the neighboring associations. Joe explained that WHOAs 2005 special assessment receipts are held in a separate account from our normal annual dues. The money will be used as delineated in the special assessment letter and any unspent portion of this money will be applied to next year's annual dues.

❖ Cecil Smith, Sheffield (homeowner): Challenged the WHOA trustees special assessment requesting a legal opinion regarding this assessment by posted to the Wedgewood Homeowner's web page. *The Trustees will post a legal opinion on the web page.*

❖ Smitty Brewster, Aberdeen (homeowner): Explained that workers with site plans were seen congregating near their trucks/ cars at the potential Wal-Mart site, just the other day.

❖ Christine Dixon, Durham Place (homeowner): Wanted to know how the special assessment was calculated. Joe explained it was an estimate.

❖ Dr. Ozra Behbakht, Sheffield (homeowner): Wanted to know what is the big deal with the other issues - Why is it our concern that Dublin wants to put a bridge over the Scioto River that dumps traffic onto Riverside Drive and adjoins with Stratford Drive? Why is the re-routing of Route 750 around the zoo and abutting our community an issue? Why would we care if Sawmill Parkway is extended North to Route 42? Mara Otey, President, indicated we will address Dr. Behbakht's questions during the Environmental and New Business portion of tonight's agenda.

❖ Pam Blank, Wellington (homeowner): Asked what could we expect to be placed at the corner of North Hampton & Sawmill Parkway, if Wal-Mart is defeated. Mara Otey, President, explained that the comprehensive plan for Liberty Township is in the works right now. We know the recently passed ordinances limit the size of any new building structure to 65,000 square feet or less.

❖ Wade Barghausen, Gleneagle (homeowner): What happens if we are not allowed to intervene in the Wal-Mart case? Joe Karr, Treasurer, speculated that our property values would decrease if Wal-Mart wins and builds in our community.

❖ Michele Noble (Thompson-Hine): Most likely, we will be allowed to intervene in the Wal-Mart litigation, since we were active from the beginning of this issue. Our success to date is the passage of the Powell and Liberty Township ordinances limiting the maximum allowable size of any new building structure to 65,000 square feet. If we have the right to intervene then we could force a referendum on the Wal-Mart situation, if needed.

III. Minutes from 2004 Annual Meeting: Tom Crawford, Secretary, announced the 2004 minutes will be posted to the Wedgewood Homeowners' webpage - <http://www.wedgewoodhomeowners.com/> in order to conserve time for the remaining Agenda topics this evening.

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IV. Financial Report: Joe Karr, Treasurer, reviewed the WHOA 2004 Budget result and explained the 2004 Budget Plan versus Actual and the 2005 Budget plan. Current collection rate for the 2005 Annual Dues is 84.1% and for the Special Assessment it is 68.9%. Mara Otey, President, explained that she will pursue equity payments from the other homeowner associations to the LT/PNCWF with an ideal image of balancing costs among the local homeowner associations.

❖ Marya Young, Wellington (homeowner): Asked that the signs for all the Wedgewood Golf & Country Club entrances be the same quality and appearance - specifically, the Liberty-North Hampton sign.

Mara made a motion to accept the Treasurer's report. Tom Crawford, Secretary, seconded the motion.

V. Environmental Committee Report: Dave Perorazio delivered the Environmental Report and showed pictorial representations of the projects planned for 2005, and beyond. Projects include the following:

- Installation of the Liberty-North Hampton entrance - completion 2005. Dave explained that this project was delayed when the contractor withdrew their bid at the last moment, citing pressure from an unnamed client - not to do business with us. Also, Dave explained the issue with Wedgewood Glen using our Wedgewood name on their entry sign, located at North Hampton - Charlie Ruma has utilized our design guide when creating the Wedgewood Glen development and many of their residents falsely believe they are part of our subdivision. This has created a lot of confusion for residents and builders alike. Another potential concern with the Wedgewood Glen development is that Charlie Ruma may try to sneak (addendum) a portion or all of this subdivision into our Wedgewood Golf & Country Club.

❖ An unidentified homeowner asked if we really need to spend the money on a new entrance at Liberty-North Hampton. Mara Otey, President, called for a hand vote in favor of keeping our plan to build the new entrance - The show of hands overwhelmingly confirmed the homeowners support for building the new entrance.

❖ Cherie Vick, Oxford Circle (homeowner): Suggested we consider changing our covenants, calling ourselves "The Wedgewood" and upgrading our entry signs accordingly.

❖ Bernie Caldwell, Wellington (homeowner): Asked the board to make it our priority to keep Wedgewood Glen from sneaking-into our Wedgewood Golf & County Club.

❖ Mary Halas, Cardington Ridge (homeowner): Explained that her sources have told her that Ruma has no plans to alter the Wedgewood Glen sign that reads "Wedgewood" and strongly supports the idea of changing out covenants so we are known as, "The Wedgewood." Mara Otey, President, called for an informal vote (show of hands) supporting action in the Wedgewood Glen matter and determining what it would take to change our name to "The Wedgewood." Again, the show of hands strongly showed the homeowners support this action.

❖ Cecil Smith, Sheffield (homeowner): Requested that the board seek an official paper vote from the homeowners, prior to changing our association name to "The Wedgewood."

- Upgrades to existing entrances - completion 2005
- Poured Curbs at every intersection in our association - an ongoing project spanning the next few years. Timing will be synchronized so curbs are finished ahead of Delaware County's road resurfacing schedule. Curb construction and design will meet county specifications to insure maintenance responsibility will be passed to the county, once curbs are installed.

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Mara made a motion to accept the Environmental Chair's report. Amy Jo Hernandez, seconded the motion.

VI. Home Communications: Amy Jo Hernandez, Trustee, explained that there have been several coyote sightings in our community and some homeowners' pets have been killed by these wild animals. Amy Jo requested all homeowners be on the lookout for the coyotes and to please contact her if one is seen 614-722-5265.

Amy Jo introduced Doris Baginski, Co-Chairperson of the Women's Club - The Wedgewood Women's Club (WWC) is open to all female residents of Wedgewood and does not charge dues. The club is responsible for social and philanthropic events in the community and is not affiliated the [Homeowners Association](#) or the Wedgewood Country Club. The WWC distributes monthly newsletters to the community informing them of upcoming activities and recent happenings with the Homeowners Association and also develops and distributes a directory of residents every other year. Phone numbers can be found in your WWC directory. If you do not have a directory and wish to receive one, please contact Elizabeth Portland at eportland@columbus.rr.com.

VII. Election of Trustees: Mara Otey, President, explained we have two trustees positions open - Treasurer and President, which are 3 year terms. Mara called for candidates and nominations from the floor. A brief time passed and no one responded.

- Tom Crawford, Secretary, re-nominated Mara Otey for President; Max Holzer (homeowner) seconded the motion.
- Mary Spahia-Carducci, Trustee, re-nominated Joe Karr for Treasurer; Tom Rainey (homeowner) seconded the motion.

Tom Rainey motioned to close nominations; Mary Spahia-Carducci seconded the motion. Max Holzer motioned to elect the two candidates by voice vote and the candidates were re-elected by the voting members (attending lot owners current with Annual Dues).

VIII. Old Business: *There was no old business brought-up at this time.*

IX. New Business: *The 2005 Assessment and Wal-Mart litigation was extensively discussed prior to the New Business portion of the Agenda.*

Dave Perorazio showed PowerPoint slides and shared brief description of each of the following proposed developments:

- Route 750 bypass around the Columbus Zoo
 - ❖ Cherie Vick, Oxford Circle (homeowner): Explained she met with the Zoo officials to discuss the development and the Zoo has no immediate plan (no budget) to complete landscaping of the proposed Maintenance area abutting to Oxford. This area may be unsightly and pose a concern to homeowners.
- Bridge from Memorial Drive to Stratford-Riverside Drive - Dave Perorazio, Environmental Chair, explained the existing Glick Road bridge is technically an access road for the Dam and Dublin is concerned that access could be denied. There is a huge safety concern with the proposed bridge is it appears to dump traffic into Stratford, therefore exposing our homeowners to a massive volume of cut-through traffic all the way from Memorial Drive to Sawmill Parkway.
- Sawmill Parkway extension to Delaware City - With hundreds of new building lots North of Route 750 on Sawmill Parkway and this extension, the increased flow of traffic could pose safety and environmental concerns for our community. Mary Spahia-Carducci encouraged Wedgewood homeowners to attend the upcoming Liberty Township Zoning meetings and make known our concerns regarding the Sawmill Parkway development and extension - We need everyone's support.
 - ❖ Pam Blake, Wellington (homeowner): Asked if there been any discussion regarding placement of speed bumps to slow down cut-through traffic. Joe Karr, Treasurer, explained that we approached the Township with this

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proposal and they absolutely will not support it. Pam asked if there is any rule regarding dogs being allowed to roam freely within the boundary of a homeowners own property. Occasionally, a homeowners dog will charge-out at pedestrians and the pedestrian has no idea if the dog is contained or not. This is at least, frightening. Joe Karr, Treasurer, responded that there is no covenant that prevents homeowners from keeping pets on their own property.

- ❖ Joe Karr, Treasurer: Explained we are investigating installation of 3-way Stop signs to slow cut-through traffic. To do this, we must pay for a traffic study that complies with Ohio State rules - It usually takes 1 year to complete. Also, we had posted No-Through Traffic signs but the signs were removed by an unknown entity.
- ❖ Max Holzer, Paddington Way (homeowner): *Speaking to homeowners ...* The LT/PNCWF came into effect so that all the neighboring homeowner associations could have a voice. We have no legal right to manage the development of our community but can influence it through the political process - through the election of Liberty Township Trustees who have Land Planning experience, legal expertise, and are concerned with the safety and wellbeing of the community.

X. Election Results: *Already completed by voice vote.*

XI. Adjournment: Mara Otey, President, motioned to adjourn the 2005 Annual Homeowners meeting. The motion was seconded by Mary Spahia-Carducci. The meeting was adjourned.