

Welcome

How did we get here?

Why are we doing this?

What is the point?

- Address Declining membership
- Change Declining income
- Fear of losing pool
- Legal compliance
- Unify Perception regarding dues
 - Not optional
 - For the good of all
 - All homes contribute toward common areas
 - Move toward common and uniform dues
 - Increase engagement, services, and facilities for all

Money vs. Membership

Year end	2013	2014	2015	2016	2017
Income	79,549	82,124	77,927	84,366	106,766*
Expenses	76,047	66,153	74,909	85,277	110,092
Net	3,502	15,971	3,018	(911)	(3,316)**
Membership Totals	359	327	342	358	361

*2017 Income includes \$22,800 of past due collections. Expenses include; pool paint (\$5366), deck chairs (\$3000), entry signs (\$11,786), playground cleanup (\$1008)

**16,000 of remaining 2017 balance earmarked for pool heater replacement and pump room update in early spring 2018

Legal & Compliance Updates

- Board hires Ott & Associates to review and offer formal opinion on corporate legal documents; Declarations and Restrictions, for the organization
- Upon review, an update is required by law to bring our documents into compliance with the new Planned Community Act (activated in Ohio in 2010-11).
- The PCA governs all community associations and incorporates much needed regulations, rules for collections, and procedures
- <http://www.ottesq.com/articles/ohio-planned-community-act-the-basics>



Legal and Compliance Updates

- Our current documents are in need of updating and rewriting to become 100% compliant with legal standards in Ohio
- Once community input is collected, the documents will be finished, homeowners will be notified of the voting meeting, sent copies of changes, and sent proxy voting documents for approval.
- Approximately 375 affirmative votes equal 75%



Current Status

Why are we here now?

Current Status

- As of this meeting, we have 335/500 members in good standing...67%.
- 361 homes have paid 2017 dues
- Legal documents and amendments are contradictory and need uniformity and replacement
- Homeowner insight brought important changes
- Need more participation

“Since the Declaration is silent on how to amend the documents, Ohio law applies, which states 75% majority approval is required. This is per R.C. 5312.05.

<http://codes.ohio.gov/orc/5312.05v1>”

- Amanda Barreto, Ott & Associates

What defines ‘membership’?

- Original Plat maps define lot count
- Original Declaration of Restrictions states that ownership = membership
- All homes in BR are considered members automatically
- 500 homes in BR

“When governing documents have conflicting provisions, the Declaration always trumps over the Code of Regulations. Accordingly, in this case, the amended definition in the Code of Regulations is invalid and the Membership provision of the Declaration rules.”

- Amanda Barreto, Ott & Associates

Who can vote?

- Only members 'in good standing' may vote.
- Non-voting members count as 'no' votes and not as abstentions

Currently:

~90 homes owe 6+ years

~20 homes paid currently, owe historically

~15 homes paid historically, owe recently

~5 new homeowners

Q & A

Please be brief and thoughtful,
constructive criticism with a solution
is best. Thank you.

Future Plans

Membership & Documents

Priorities

- Gather additional feedback from residents
- Finish amending documents
- Maintain current memberships
- Get recent non-payers to catch up
- Increase members in good standing
 - Collect no more than 6 years
 - Offer Payment plans of \$100/mo. until current
- Get people involved in the solution
 - Committee for uniform dues
 - Street Rep / Outreach committee
- Reschedule final voting on documents

Moving forward

- Publish Collection Policy for 2018 (proposed)
- Establish uniform dues policy
- Improve outreach channels
 - Website
 - Email
 - Social Networks
 - Text Messaging
- Get homeowners involved!!

*(B)(1) The lien is effective on the date that a certificate of lien is filed for record in the office of the recorder of the county or counties in which the lot is situated, pursuant to authorization by the board of directors of the owners association. The certificate shall contain a description of the lot, the name of the record owner of the lot, and the amount of the unpaid assessment or charge. It shall be subscribed to by the president of the board or other designated representative of the owners association.

<http://codes.ohio.gov/orc/5312>

Be sure to stay connected to receive updates, financials, and announcements.

- **On the web:** www.brettonridge.com
- **Facebook Private Group:**
www.facebook.com/groups/brettonridge
- **Text:** brettonridge **To:**84483
- **Email:** sign-up at www.brettonridge.com