

Minutes
KIRKWAY OF SCIO HOA MEETING
Tuesday, October 28, 2025
(Held via Zoom)

Mary Sherrill, HOA President, called the meeting to order at 7:09 pm.
Other Board members present: Laurel Kosel, Hazem Zebda, & Marc Volger.
Scott Benz, Proslight Property Management, also in attendance.

Welcome & Introduction of HOA Members Present (16 households) by owner & address:

1. Marc Volger - 395 Sedgewood Ln
2. Laurel Kosel - 312 Sedgewood Ln
3. Bob Brewster - 336 Sedgewood Ln
4. Honghao Zhang - 6513 Wisteria Trace
5. Brian Nuszowski - 376 Sedgewood Ln
6. Hazem Zebda - 304 Sedgewood Ln
7. Peggy Yokom- 316 Sedgewood Ln
8. Mary Sherrill - 356 Sedgewood Ln
9. Jessica O'Neill - 308 Sedgewood Ln
10. Kachan Manohar - 360 Sedgewood Ln
11. Abhishek Satishchandran - 320 Sedgewood
12. Amanda Green (Brandon Olson) - 6521 Wisteria Trace
13. Brian Nuszowski - 376 Sedgewood Ln
14. Megan Davenport - 6505 Wisteria Trace
15. Melissa Gratzinger and Adam Allen - 399 Sedgewood
16. Xiankil Sun (Ling) - 6517 Wisteria Trace

Note: No proxies received.

Mary Sherrill Update (attachment provided)

- AASBIP updates and conclusion of their "residency" in our neighborhood
 - They contributed in many ways - sidewalks, play structure, etc
- Thank you to Dave, Laurel, Melissa & Marc
- Approvals: Fence installation at new house (319 Sedgewood Ln), and Solar Panel installation (6509 Wisteria Trace)

Scott Benz financial update (attachment provided)

- \$117, 073 Reserve
- \$45,883 Operating
- Total assets: \$162,957
- Income statement: accumulated some interest
- Grounds maintenance: mostly under budget

Snow removal

- Great Outdoors again this year, they did not increase prices for us this year.
- They will be salting the streets this year (will cost more); hopefully resolves issues with melting and re-freezing

Road re-paving update from Hazem

- Next spring/summer 2026, probably in May or June.
- Anthony Asphalt - resurfacing, going down 1.5" to install 1.5" asphalt - Quote \$80,000+, the Board thinks we don't need that extensive of a job
- Waiting on other bids, hopefully in November
- Project will probably take about a week (M-W)
- Tom Burke will come walk the area and give us suggestions (Steven Luccesi assisting with this). Probably in November.
- Been 10 years since last paving
- Abhishek asked about filling potholes, Bob offered to assist with patching it
- Brian N has asked about the curbs and who is responsible
 - Marc thinks the approach is the homeowner but the road side is the HOA
 - We will ask T. Burke about it

Marc lawn and maintenance updates

- Bitchin Lawns will not continue beyond this year. Four new bids received for 2026, one came and cut once already. Bourn To Mow selected to start in April. Includes fertilizer, clean up etc. (Megan asked what clean up includes, Marc said pulling weeds is included, plus area around border trees.)
- Owners responsibility to keep lawns and gardens maintained, as weed-free as possible.
- Mary mentioned tree trimming - making sure to trim so they aren't hanging over sidewalks or streets
 - Abhishek asked if we can ask Great Outdoors to trim the trees and send the bill if they didn't do it after a warning.
 - Bob offered to trim trees if houses don't trim in the next month.
 - Said to email Mary if you notice a house that needs trimming.
 - Bob suggested that owners mark a branch with a ribbon or something so that he and other volunteers can take care of it. Other volunteers - Adam Allen & Abhishek.
 - Ling said she doesn't know how high up she should trim the trees in front of her house

Election of Board Members:

- Mary asked if anyone on the call wants to run for the board
 - Megan asked what it entails, sounds interested
 - Bob moved that current Board be extended with flexibility to add on later on. Marc seconded motion to accept. There were no objections.
 - Board will remain Mary, Marc, Hazem, David, Laurel +1

Additional Agenda items

- Bridge on Staebler - Mary was told they would be done by the end of November.
 - They are adding a sidewalk
 - Hazem said that they seem to be moving fast and that there is a pump on moving the water
 - Bob said unless there is an incentive clause, the job probably will linger on although it looks like they are making significant progress.
- Megan asked about details on the landscaping happening further down Staebler towards Park. Mary will ask Jillian Kerry at Scio Township.
 - Ling says there is a sign for Scio Preserve, Bob says likely a commitment to not develop it.

Adjournment: Meeting adjourned at 7:46pm

Minutes respectfully submitted,
Laurel Kosel