

North Boston Homeowners Association February 17, 2026 Agenda

- Meeting called to order - approximately 7:05
- 20 residents attended the meeting
- Board Introduced: Brent Pagel (President), Rich Baker (Secretary), Ken Springer (Treasurer), Patti Tomacello (Architect Review)
- Our Association lawyer, Lindsay Wrubel is introduced.
 - Lindsay discussed the necessary proxies and filing of the Beneficial Ownership Information Report.
 - A motion was on floor for approval of the Bylaws..First by Ron Mathews. Second by Kim Beaulieu.
 - She finalized and notarized the report which was then signed by Brent (President) and Rich (Secretary)
- Items completed by the board in 2025 were reviewed including miscellaneous communications in-person and via email
- Ken (Treasurer) discussed the expense report handout
 - All Association dues were received except for one resident.
 - Public basin areas have been cleaned up and protection from erosion has been put in place.
 - An application was submitted to the City of North Royalton for possible reimbursement of some of the cost to clean up the basins.
 - We shared pictures of the basin from our website during the meeting
 - Resident Steve Thompson maintains our website
 - Future maintenance expenses and remaining funds were addressed
 - Board noted that Dumping in the basin areas is prohibited
 - Thanks to Orest Danylewycz for allowing the crews to enter the Beckenham spillway via his property.
 - Landscaping and basin maintenance will remain with Schill landscaping in 2026
- Ken replaced burnt out entrance lights in 2025
- A trail camera was installed at Beckenham Entrance to prevent damage to the lighting. Which has been damaged twice, costing the association \$400.00 each time.
- Our property management (Patti) reviewed multiple property enhancement requests.
- Dead trees at the Beckenham entrance will need to be addressed. The Board will get estimates from landscapers in 2026
- The wall at the Queensbridge/Boston entrance is beginning to collapse. The board will get estimates to fix this issue in 2026
- Board requested that residents clear the snow from the closest fire hydrant and continue to clear sidewalks
- Approximately half of the lamp post lights in our neighborhood are not working. Residents request that others please replace dead lightbulbs.
- Block party in 2026 is briefly discussed
- Board positions.

- Current standings: Brent, Ken, Patti and Rich agreed to stay through 2026
 - Ron Matthews added as an additional property manager
- Miscellaneous items from the floor
 - Residents raised issues about water quality and basement flooding
 - One resident asked if the Street Light on Beckenham/Lytle could be shut off as it shines right into his Master Bathroom. (This has since been resolved)
 - A resident noted that some trees on tree lawns have low lying branches that taller people need to duck to avoid. These should be trimmed.
- Meeting adjourned approximately 8:20