

FOX MEADOW ANNUAL MEETING MINUTES

OCTOBER 19, 2016

I. CALL TO ORDER

The meeting was called to order by President Ted Lesiak at 7 p.m.

Ted Lesiak--President - present Janine Nolan-Community Activities - present

John Klein--Vice President - present Matt Richardson - Landscaping - present

Tom Birch--Treasurer - present Ken Schoen - Communications - present

Sharon Borszcz--Secretary - present

II. APPROVAL OF HOA MEETING MINUTES--OCTOBER 1, 2015

Ted Swartz moved that the minutes as previously posted on the website be approved; Ross Bulmer seconded the motion; the minutes were approved by a voice vote on 10/19/2016.

III. ANNUAL MEETING INFORMATION

Notification of the meeting had been mailed to all residents within the required time. Signs were placed at the entrances, and notification was posted on the homeowner's website.

A quorum was established by a count of the residents who signed in and by the proxies that were received.

IV. MASTER HOA PRESENT HOME OWNERSHIP AND LOTS FOR SALE

Ted Lesiak, President, presented the following information:

Country Lakes - 121 homes/1 lot for sale

Western Gales - 41 homes/6 lots for sale

The Hollows - 31 homes/1 lot for sale

Fox Meadow - 238 homes/7 lots for sale

Total - 431 homes/15 lots for sale

V. ELECTION OF BOARD MEMBERS

Two trustees are to be elected for three-year terms. The candidates were the present trustees, Janine Nolan and Ken Schoen. Nominations were opened to the floor, and there were no nominations. Ross Bulmer moved that we elect the candidates by acclamation. John Walschon seconded the motion. A vote was taken, and Janine Nolan and Ken Schoen were elected.

VI. OFFICER AND COMMITTEE REPORTS

Tom Birch, Treasurer, gave the financial report. He reported that he is working to enhance the website; he purchased insurance so that we are insured up to \$2 million per incident; he had an audit done, and we have no problems; and he had a Reserve Study done that proves we have sufficient contributions and cash flow. We are fully funded.

John Klein, Vice-president, reported the following: reflectors were placed on the islands for safety; The Medina Gazette free advertising newspaper edition was cancelled; burglaries and vacation patrols in Fox Meadow were discussed with the Montville police; the Willow ponds were cleaned up; all mailboxes were brought up to standards; and 19 Design Review Committee applications were approved.

Ken Schoen, trustee, reported on the dam. The State of Ohio inspected the dam in 2014, and we just recently received the results of their inspection: we need to make sure that the valve is opened two times a year. While we were attempting to open the valve, we discovered that the valve was leaking because the valve was fractured. We had quotes of \$30-\$50 thousand dollars to replace the valve. Eventually, we hired Great Lakes Dive Team, a Navy diver, and Fetchko Excavation. The cost was \$12,910, and it will be split with the Country Club as we each own half of the dam. The dam valve problem was completed and repaired on 10/15/2016.

Janine Nolan, trustee, reported on the following Community activities which were intended to bring neighbors together: You've Been Turkey'ed; Holiday Card; Easter Egg Hunt; Movie Night; Block Party; Glowing Rocket Launchers; and a Babysitting List. There were challenges such as separating HOA events from Club events and event attendance. Events for the future include repeating those from last year and adding a Community wide Yard Sale and a 4th of July parade.

Matt Richardson, trustee, reported the completion of the main entrance at Route #57 with the planting of trees and shrubs and the addition of new lighting. He stated that they are still looking into the repair of the sprinkler systems. Matt encouraged residents who have concerns about road maintenance to contact Montville Township.

VI. OFFICER AND COMMITTEE REPORTS CONTINUED...

Sharon Borszcz, Secretary, reported that she has assembled and distributed Welcome Baskets to new residents. The baskets contain ads and coupons for local vendors, samples from vendors, and a bottle of wine. She also encouraged residents to visit the web site (foxmeadowsofmedina.com) to sign up for email blasts of important and timely messages. Also, on the website are comment forms for residents' questions and concerns.

Ted Lesiak, President, discussed the amendments that were added to the Covenants of the Fox Meadow Community by the Declarant.

Fox Meadow is a deed restricted Community. Once a resident signs his or her deed, he or she is bound by the restrictions of Fox Meadow.

The Declarant Evergreen may add or change covenants. The Declarant must approve all new homes plans.

The Design Review Committee will determine the type, size and location any new outdoor addition or change to a property. A request form is located on the website.

The Annual Meeting has been changed from the first Quarter to the last quarter of the year.

Satellite dishes must be 39 inches in diameter or smaller. Satellite dishes that are at the front of the home must be on the roof.

Sexual predators/habitual sex offenders may not reside or occupy a living unit. Nor may they enter a property as a guest, visitor, employee, or contractor.

Certain signs are allowed: For Sale signs are allowed in windows of a home; Open House signs are allowed from Friday through Sunday; Security signs must be one foot by one foot; For Sale lot signs are allowed if the lot is maintained and the annual fee is paid; Political signs are allowed; they must be removed after the election; temporary signs (charity, information notices by the Master Board) are allowed.

Certain signs are not allowed: For Rent signs; Commercial signs such as power wash, remodel, roof repair, invisible fence or any sign advertising a commercial product.

VI. OFFICER AND COMMITTEE REPORTS CONTINUED...

Drones, Model Planes, and Helicopters are prohibited. Commercial Unmanned Aircraft Systems may be approved in the future by the Master Board.

Playhouses and Other Structures: trampolines, plastic houses, and plastic or metal play sets are prohibited; tool sheds, dog houses, and dog runs are not permitted; wooden play sets are allowed with the approval of the Design Review Committee; you must follow the guidelines; soccer nets must not be closer than 20 feet from the golf course or common areas and must be temporary and removable.

New Homes: exterior walls may be either a minimum of 12 inch block or a poured foundation; the exposed exterior shall be covered by brick or stone.

Mail boxes must be 6 by 6, made of wood, contain a paper holder and numerals, rest on a post, and be of a color coordinating with the house.

Ted also highly praised trustees Schoen and Richardson for coordinating work on the dam.

The floor was opened for questions: a question was asked about a vacant house. Sharon Borszcz answered that the house is being renovated to be put up for sale. Another question was asked about reducing the size of the covenants. Ted answered that it would cost too much in attorney fees to pursue. Another question was asked about the safety of our waters--the big lake and the smaller lakes--Ted answered that we are paying \$14,000 a year to pond control to make certain that the lakes are safe. Ted explained that there is confusion in Medina County about recycling trash. We have a two year contract with Republic to lock in our low cost. In the fall of 2017, the Board will accept new bids with recycling and without recycling for 2018.

VII. Adjournment

Delmar Jones moved to adjourn the meeting. Jeff Jones seconded the motion. A vote was taken by a show of hands. The meeting was adjourned at 8:30 p.m.