

## **MINUTES FOR NOVEMBER 16, 2016**

### **I. CALL TO ORDER ORDER/ATTENDANCE**

Ted Lesiak - President, called the meeting to order at 7:00 p.m.

Ted Lesiak – President – present

Janine Nolan - present

John Klein – Vice President - present

Matt Richardson - present

Tom Birch – Treasurer – present

Ken Schoen - present

Sharon Borszcz – Secretary - present

### **II. RECOGNITION OF GUESTS AND VISITORS**

Jim Atkins, representative of *REPUBLIC SERVICES, INC.* spoke to the board regarding their recycling options explaining the costs involved. He distributed an information sheet with MATERIAL NOT ACCEPTED and MATERIALS ACCEPTED. The HOA has one more year the current contract. The information was appreciated. Other bids will be accepted at the appropriate time.

Ron Skoczen, the designer of the HOA website, explained a Property Database website. It would be a document storage for board members. The cost is \$500 a year and \$2,000 setting up the website totaling \$2,500 hosting and maintenance. We appreciated his information.

### **III. APPROVAL OF MINUTES**

Minutes of the September 22, 2016, meeting had been sent electronically to the board members. Nolan moved to approve. Klein seconded. Minutes were unanimously approved. Minutes taken by Carolyn Lesiak at the HOA ANNUAL MEETING, October 19, 2016, had been sent electronically to the board members. They will be posted as unapproved until the next Annual Meeting Oct. 2017 when they will be approved by HOA residents in attendance. Lesiak welcomed newly elected returning board members, Janine Nolan and Ken Schoen. Nolan moved to elect the current officers for 2016-2017. Schoen seconded. Officers were unanimously elected.

### **IV. FINANCIAL REPORT**

Tom Birch distributed the financial statement 2016 TOTAL BUDGET and a Statement of Bank Activity for September 21, 2016, to Nov.15, 2016. Birch had electronically sent these statements to the board for their examination. The board discussed September and October expenses. Richardson moved to approve the report. Borszcz seconded. The report was unanimously approved. Proposed Budget for 2017 was discussed. Borszcz moved to approve. Schoen seconded. It was unanimously approved. It will be mailed with the 2017 Invoice and HOA letter/Quick Covenants reference to all homeowners. Bills were presented for Community Activities, for expenses of the Christmas decorations, welcome baskets, and office supplies. All bills were approved. The final cost of dam repair bills were \$13,210. The club has agreed to pay half the cost. Klein moved to accept the financial report. Richardson seconded. It was approved.

### **V. LEGAL REPORT**

Lesiak will investigate a legal settlement which included a memorial.

**VI. COMMITTEES**

**Club Liaison** – Klein is continuing to seek reimbursement from the club for the property taxes paid by the HOA in Feb. 2016.

**Community Activities** - Nolan reported a Holiday card will be sent to all homeowners for a free appetizer at the club. Schoen moved to approve. Richardson seconded. It was unanimously approved.

**Covenant** – Lesiak reported the homeowner requesting to speak will be scheduled for Dec. A violation letter for a trailer was sent.

**DRC** – Susan Klein electronically submitted the DRC LOG. There was one request submitted. It will be visited Nov. 20<sup>th</sup>.

**Evergreen Land Development/Declarant** – Declarant owns one lot in Western Gales which continues to give him Declarant control.

**Lake Management** – The current management company will send a new contract. It will be requested not to exceed \$15,000.

**Local Government** – The levies passed.

**Welcome Basket** – Borszcz reported 6 baskets were delivered.

**VII. OLD BUSINESS**

a. Richardson reported Fall landscaping work continues. There are more dead ash trees needing to be removed. He is seeking bids for this work which will be on the proposed Budget for 2017.

b. Borszcz explained the cost of putting up previously purchased Christmas decorations. Borszcz moved to approve this expense. Nolan seconded. It was approved. Next year bids for decorating the 3 entryways will be taken in August/September.

**VIII. NEW BUSINESS**

a. Lesiak explained the covenant change made by the declarant regarding the quorum count for the HOA annual meeting.

b. Richardson distributed information from Great Lakes Creative Coatings, Ltd., regarding work proposed on 3 cul-de-sacs. It will be furthered discussed in the spring.

c. Birch moved to approve \$2,500 for the Board Database website. Klein seconded. The motion passed 6 – 1. Skoczen will be contacted to begin the process.

**IX. ADJOURNMENT**

Schoen moved to adjourn at 8:55 p.m. Nolan seconded. Meeting was adjourned at 8:55 p.m.

**\*\*\*\*\* DUE TO THE HOLIDAY \*\*\*\*\***

**THE NEXT HOA BOARD MEETING WILL BE DECEMBER 14, 2016**

**AT THE CLUBHOUSE AT 7:00 P.M. ALL HOMEOWNERS ARE WELCOME!**