

## **MINUTES FOR JANUARY 11, 2017**

### **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 - absent	

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

N/A

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

Minutes of the December 14, 2016, meeting had been sent electronically to the board members. Schoen moved to approve. Klein seconded. Minutes were unanimously approved. The minutes will be posted on the website.

### **IV. FINANCIAL REPORT**

Tom Birch distributed the financial statement 2017 TOTAL BUDGET and a Statement of Bank Activity for December 14, 2016, to January 11, 2017. Birch had electronically sent these statements to the board for their examination. The board discussed December and early January expenses. Richardson moved to approve. Schoen seconded.

To date, the Reserve account has a total of \$231,821 which is up from \$205,615 from January 2016.

We have received a total of 3 2017 HOA dues and will be checking the mailbox 3x per week during the months of January and February. Klein and Nolan have agreed to check the mailbox during these months.

### **V. LEGAL REPORT**

Arcis has inquired documentation on Dam responsibility.

### **VI. COMMITTEES**

#### **Club Liaison –**

- Klein has been working on setting up a meeting with the Club to pay their share of the Dam repair. They are responsible for half of the costs, which total \$6,605.
- Klein will also schedule the turning of the Dam valve. The board will work with the club to turn the valve twice a year. A board member will be present at every valve turning. The valve must be turned 37 times on the first Monday in April and October. This year that falls on 4/3/17 and 10/2/17.

- Dam Maintenance – Creek must be cut down to 6-8 inches and must contain no shrubs or bushes. The sediment in the middle of the creek must be cleared.

**Community Activities** - Nolan presented a February activity called *Love Your Neighbor*. This activity will give residents a chance to recognize a neighbor who has helped them out. Residents will submit all stories to foxmeadowactivities.com by 2/24/17. The board will then choose one winner. The winning participant and nominated neighbor will each receive a \$50 gift card to H2 Wine Merchant. Lesiak moved to approve. Richardson seconded.

**Covenant Enforcement** – There are 2 outstanding violations that are being addressed. Klein to follow up with any actions required during Lesiak's absence.

**DRC** – No report

**Evergreen Land Development/Declarant** – No report.

**Lake Management** – No report.

**Local Government** – Montville county Road Tax will be on the next voting ballot.

**Welcome Basket** – No report.

## VII. OLD BUSINESS

### a. Landscaping –

- Inquiry made on HOA planting Pear trees on Perian Ct tree lawn. Board agreed this project is not in the 2017 Budget, the number of trees/cost are unknown and Pear Trees may not be the best trees to continue planting. Richardson motioned against this request. Nolan seconded. Officers were unanimously against request. Board to look into different types of trees to plant in the future. Richardson to respond to inquiry and inform them of the decision made.
- Richardson presented 2 quotes that he received for 2017 Spring/Summer Fertilization. The quotes were from Sweet Lawn and True Green. The board voted to move forward with True Green. Lesiak motioned to sign a 1yr. contract. Nolan seconded. Richardson to send signed contract to the board.
- Cul-de-sac project will be further discussed during our March meeting.

b. Memorial Research – The money allocated for the memorial was given to the family. It was reported that the attorney is waiting for a response from the family on next steps.

c. Electrical Connections to Light Posts - Schoen met with a company to get a quote of installing 8-13 potential light posts at bus stops for safety reasons. He is waiting on OE to respond with power/amp/post requirements needed for the final quote. OE has 30 days to respond.

d. Gift Checks – Birch confirmed that 4 holiday gifts/baskets were delivered to sanitary service worker, Montville Township Police Dept., Zoning Dept. and Service Dept.

### e. Country Lakes –

Lesiak presented the following facts regarding Country Lakes request to obtain HOA property:

- Green space can not get smaller or larger
- Dan Auker is aware of this request and has no objection
- This will not set any precedence within the community, as there are no other subdivisions that pay to maintain HOA green space/property.
- On January 15, 2014 the board approved to pay \$2,000 each year for Country Lakes to maintain HOA property (30ft. from the homeowners property to the golf course) until the last lot was sold. After the last lot is sold costs could go up to \$4,000 per year.

Board discussed giving Country Lakes an easement instead of transferring the title of the land in question. Before any decisions can be made the board has questions for the attorney. Richardson to draft questions and send to the board the week of 1/16. We have 15 free minutes with the attorney to present questions.

f. Dam – Schoen looked into securing mud flaps to valve opening to help protect the valve in freezing temperatures but reported there is no effective way of securing the mud flap to the valve. Schoen suggested the best way to prevent it from freezing would be to turn the valve to create a trickle to keep the water moving. Lesiak moved to approve. Birch seconded. Schoen to call Flechco to turn the valve to a trickle.

#### **VIII. NEW BUSINESS**

a. Removing Christmas Decorations – Chris Lawson removed all decorations January 3, 2017.

b. Neighborhood Security – Birch to invite a security company to our March meeting to get information on installing cameras at our entrances.

c. Community Activity – Birch proposed having a paper shredding company offer their services to the neighborhood. Nolan to look into pricing and month/day to host event.

d. Neighborhood Fishing Signs – Birch suggested posting No Trespassing/Private Property Signs at our lakes to keep non-residents from fishing. Board agreed to discuss this at our March meeting.

#### **IX. ADJOURNMENT**

Nolan moved to adjourn at 9:11 p.m. Birch seconded. Meeting was adjourned at 9:11p.m.

#### **PLEASE NOTE**

**THERE WILL BE NO FEBRUARY MEETING.**

**THE NEXT HOA BOARD MEETING WILL BE MARCH 22, 2017,**

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