

## MINUTES FOR APRIL 19, 2017

### I. CALL TO ORDER ORDER/ATTENDANCE

Ted Lesiak - President, called the meeting to order at 7:05 p.m.

Ted Lesiak – President – present

Janine Nolan - present

John Klein – Vice President - present

Matt Richardson - absent

Tom Birch – Treasurer – present

Ken Schoen - present

Sharon Borszcz – Secretary - present

### II. RECOGNITION OF GUESTS AND VISITORS

There were no guests or visitors.

### III. APPROVAL OF MINUTES

Minutes of the March 22, 2017, meeting had been sent electronically to the board members. Klein moved to approve. Nolan 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 March 22, 2017, to April 14, 2017. Birch had electronically sent these statements to the board for their examination. The board discussed HOA dues received and expenses listed with some clarification. Birch reported 8 homeowners have not paid their dues. Failure to pay \$450 by April 18 will result in suspension of trash pick-up. Borszcz moved to accept this report. Nolan seconded. The report was unanimously approved.

### V. LEGAL REPORT

Lesiak reported Birch, Lesiak and Borszcz attended the Kaman Cusimano seminar. Lesiak spoke with Shannon regarding lien letter. Birch moved to notify Kaman Cusimano that approval must be given by the board to move forward with legal action. Nolan seconded. This action was unanimously approved. Kreb's attorney has been notified to remove stuffed animals by May 1<sup>st</sup>.

### VI. COMMITTEES

**Club Liaison** – Klein reported the new General Manager will be moving to Medina soon. The club is in the process of redecorating which will be done in stages.

**Community Activities** - Nolan reported the Easter Egg hunt was very successful. She received many donations which kept expenses low. The next activity will be the development wide GARAGE SALE which will be May 19 & 20. More information will be sent in eblasts to HOA residents the first week of May. It will be advertised in the Post and with entrance signs.

**Covenant** – The board unanimously approved to legally contact a resident for habitually late dues and repeated covenant violations.

**DRC** – Susan Klein electronically submitted the DRC LOG. Several requests have been received and will be visited for approval.

**Evergreen Land Development/Declarant** – The declarant, Dan Auker, requested the board refund 2016 and 2017 HOA dues to Holland Builders. Nolan moved to not refund 2016 HOA dues. Schoen seconded. It was approved to NOT refund 2016 HOA dues. Lesiak moved to refund 2017 HOA dues to Holland upon receipt of documentation from Evergreen (Dan Auker). Klein seconded. The Board unanimously approved this motion.

**Lake Management** – Bill Tuchek reported amurs have been ordered for big lake. There is a new owner for Pond Control, Mark Tucker. Our current 2 year contract is in its second year.

**Local Government** – Lesiak reported three Montville trustees are studying trash collection and applied for a \$250,000 grant for using recycling containers with an assessment to homeowners. The board will wait to see if the grant is successful. The board discussed eventually obtaining bids from Republic and Kimble for 1) trash only 2) trash & recycle 3) recycle only.

**Welcome Basket** – Borszcz delivered 2 baskets to new residents.

#### **VII. OLD BUSINESS**

a. Schoen reported for Richardson. Schoen moved to allow \$300 expenses to Richardson for repair and maintenance of Fox Meadow sign at Highland Green Dr. before Highland Meadows Dr. and the Saunderbeck memorial. Schoen present two bids for need cement work on HOA property on Highland Green Dr. Birch moved to approve contract with Jim Venus for \$1375. Klein seconded. Motion unanimously approved. Richardson will contact Lawncrafters to repair grass area by new cement work.

b. The common area in Country Lakes is still being reviewed by both boards.

c. Borszcz will present a map with street light locations at next meeting.

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

a. The dam valve will be turned when the water level permits during a dry time with Fescko.

b. The board discussed different software programs being developed.

#### **IX. ADJOURNMENT**

Klein moved to adjourn at 9:25 p.m. Schoen seconded. Meeting was adjourned at 9:25p.m.

#### **PLEASE NOTE**

**THE NEXT HOA BOARD MEETING WILL BE MAY 17, 2017**

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