

MINUTES FOR JUNE 21, 2017

I. CALL TO ORDER ORDER/ATTENDANCE

Ted Lesiak - President, called the meeting to order at 7:10 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

Matt Mucha, representative for Republic Trash Service, spoke to us regarding our current service. We discussed the current and ongoing action of the Montville Township Trustees possibly requiring ALL residents to have the same service which the trustees would select. Mr. Mucha will generate a proposal to continue being our service company with residents having unlimited trash (the current policy) and adding a one 64 gallon container for recyclables.

Plans submitted by Patrick Deering, resident on Torington Dr. were discussed. Borszcz moved to approve: A single door addition with a garage door 10 feet in width and not to exceed 8 feet in height. The garage addition will be 17 feet wide and 34 feet long. Approval is contingent upon Montville Zoning approval that all set backs are legal. The finish of the addition must match the original construction finishes with the front facing material to meet covenant percentage. (Without an architectural rendering available, finish materials were not available.) Lesiak seconded. Motion passed. Deering will be notified.

A Western Gales resident had sent a complaint regarding water in his home. He did not attend this meeting.

III. APPROVAL OF MINUTES

Minutes of the May 17, 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 May 15, 2017, to June 19, 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. Borszcz presented bills for office and welcome baskets expenses. Borszcz moved to accept this report. Klein seconded. The report was unanimously approved.

V. LEGAL REPORT

Lesiak reported there had been no legal action.

VI. COMMITTEES

Club Liaison – Klein reported he is continuing to get the dam value check done and will check with Jeremy (course superintendent) to cut the growth around the dam. Concerns regarding pool safety and cleanliness were discussed. They should be given to the General Manager, Rob.

Community Activities - Nolan reported a Fourth of July parade flier with be placed in residents mailboxes. It also contains information on the BBQ activity. Noland requested \$250 for parade expenses. Birch moved to allow these expenses. Richardson seconded. Expenses were unanimously approved.

Covenant – A resident on Red Tail will be notified they need to complete the sidewalk on the front of their property.

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

Evergreen Land Development/Declarant – Auker had emailed the board his thoughts on golf cart concerns. Concerns were discussed.

Lake Management – There was no report. Richardson presented proposals for aeration/bubblers to be in Fairway and Willow ponds. More information will be investigated for approval by email.

Local Government – Lesiak reported Montville trustees are continuing to research information regarding a compulsory Township wide trash service company.

Welcome Basket – Borszcz reported 6 baskets were delivered.

VII. OLD BUSINESS

a. Richardson reported work on repairing 3 cul de sacs is still being researched. Schoen shared a bid for Poe and Rt.57 entrances stone wall work. It will be further discussed.

b. Borszcz has contacted a possible trenching company in preparation for the street lampposts. The map with 11 locations and trenching contact information was given to Paul Jeffers at Montville Township Zoning office.

c. Country Lakes responded via email to all HOA Board members that they would not be pursuing an easement at this time.

VIII. NEW BUSINESS

a. Borszcz proposed a Policy for Vacant Lot Maintenance be adopted. It will include that vacant lots must be mowed / cut when they exceed 8 inches in growth following the Montville Township Maintenance Code. The complete letter will be sent via email to board members for unanimous approval. Borszcz made the motion to do so and Schoen seconded.

b. Lesiak asked board members to check mailboxes that are in maintenance violation and notify him by July 12th. He also explained the insurance company's response for damage to the Rt. 57 entrance. Repairs should be completed by July 1st.

IX. ADJOURNMENT

Richardson moved to adjourn at 10:03 p.m. Klein seconded. Meeting was adjourned at 10:03 p.m.

PLEASE NOTE

THE NEXT HOA BOARD MEETING WILL BE JULY 19, 2017

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