

MINUTES FOR JULY 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 - present

Tom Birch – Treasurer – present

Ken Schoen - present

Sharon Borszcz – Secretary - present

II. RECOGNITION OF GUESTS AND VISITORS

Todd Lewis, new editor of Fox Living Magazine, will be transitioning from August to September as the new editor. He discussed his goals and took questions from the board.

Dan Auker, declarant and representing his Evergreen owned lot, explained his concerns regarding the HOA Board's HOA POLICY FOR VACANT LOT MAINTENANCE unanimously approved at the June 21, 2017, board meeting. Borszcz distributed copies of the HOA board policy, Dan's email listing his concerns, and a copy of the Montville Township Maintenance Code. Lesiak explained we are following the Township Code. Auker will check with Paul Jeffers to clarify the Township requirements – that the entire lot must be maintained to no more than 8 inch height.

III. APPROVAL OF MINUTES

Minutes of the June 21, 2017, meeting had been sent electronically to the board members. Nolan moved to approve. Richardson 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 June 19, 2017, to July 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 moved to accept this report. Nolan seconded. The report was unanimously approved.

V. LEGAL REPORT

Lesiak reported there had been no legal action.

VI. COMMITTEES

Club Liaison – Klein reported the dam valve was broken. The cost to repair is \$400. Schoen moved to contract for the repair, pay the bill and send a copy of it to the club for reimbursement. Richardson seconded. Motion was unanimously approved. Klein will take complaints regarding the poorly maintained dumpster to Rob, the GM.

Community Activities - Nolan reported the Fourth of July parade was excellent with parents and children and even interested homeowners enjoying the children's decorated bike parade in the parking lot! There was incorrect information regarding the Progressive BBQ – Aug. 19th at 4:00 pm. A correction

will be sent out. **Shredding** will be provided Saturday, Sept.9th from 10am to noon. More information will follow. **Sky Rockets** to celebrate last day of summer / beginning of fall will be Thursday, Sept. 21st starting about 7:30 pm.

Covenant – Mailbox maintenance was discussed and several residents were notified by letter to do repairs / maintenance. A vacant residence on Fairway was discussed. Montville will be contacted in addition to bids from mowing contractors.

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

Evergreen Land Development/Declarant – Auken addressed the board earlier.

Lake Management – Tuckek discussed a resident's complaint regarding midges and questioned if there were enough glue gill. Pond Control found sufficient fish. Also number #12 drainage area has high number of lily pads. Tuckek will contact Pond Control to see where midges are coming from and perhaps tell the resident to talk to the Median Health Dept.

He reported generally things are going well. Heat is hard on our ponds and lakes - shallow ponds have the most problem. Bubblers for aeration were discussed. Hollow Lake has enough wind movement to keep it clear. Two priority ponds are Willow pond and Fairway pond. Richardson presented two bids Birch moved to accept Jones services to locate two bubblers (Willow pond \$1950 and Fairway \$1295). Stricker will do the electrical work. Total cost will not exceed \$5,000. Schoen seconded. Motion was unanimously approved. Tuckek and Richardson will implement this plan.

Local Government – Lesiak reported Montville trustees will announce which company received the trash contract next week.

Welcome Basket – Borszcz reported 4 baskets were delivered.

VII. OLD BUSINESS

a. Richardson reported repair work was done at Highland Meadow / Highland Green sign. Mueller will repair #10 area. Bids were discussed for the repair of cul de sac areas. No action was taken at this time.

b. Borszcz reported 11 locations for lamp posts were approved. Paul Jeffers at Montville Township Zoning office will make the necessary contact with Ohio Edison.

c. Richardson discussed HOA restriction / warning signs be posted by the dam, fairway #18, Willow, Fairway, Hollow and Hunters Field ponds. Wording and cost for these seven (7) will be further investigated.

VIII. NEW BUSINESS

a. Borszcz and Nolan proposed a Christmas lights contract with JTS. Items were discussed. Cost includes purchasing all decorations along with necessary items for installation, putting up, taking down and storing of all decorations. Birch moved to accept Christmas light bid not to exceed \$17,000 for all three (3) entrances. Lesiak seconded. Motion passed with a 5 to 2 vote.

b. New Federally mandated STOP signs are again being required. This matter will be discussed at the August meeting.

c. A collection policy and procedure for 2018 HOA DUES will be discussed in Aug.

IX. ADJOURNMENT

Klein moved to adjourn at 10:05 p.m. Nolan seconded. Meeting was adjourned at 10:05 p.m.

PLEASE NOTE

THE NEXT HOA BOARD MEETING WILL BE AUGUST 16, 2017

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