

MINUTES FOR AUGUST 22, 2017

I. CALL TO ORDER ORDER/ATTENDANCE

Due to the lack of a quorum on 8/16/17, the meeting was rescheduled to 8/22/17.

Ted Lesiak - President, called the meeting to order at 7:08 p.m.

Ted Lesiak – President – present

Janine Nolan - present

John Klein – Vice President - present

Matt Richardson - present

Tom Birch – Treasurer – absent

Ken Schoen - present

Sharon Borszcz – Secretary - present

II. RECOGNITION OF GUESTS AND VISITORS

III. APPROVAL OF MINUTES

Minutes of the July 19, 2017, meeting had been sent electronically to the board members. Nolan moved to approve. Schoen seconded. Minutes were unanimously approved as corrected by Bill Tucheck. 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 July 16, 2017, to August 14, 2017. Birch had electronically sent these statements to the board for their examination. Projected HOA 2018 dues options were listed. This discussion was tabled until the Sept. meeting. 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 will take complaints regarding the poorly maintained dumpster to Rob, the GM again.

Community Activities - Nolan reported **Shredding** will be provided Saturday, Sept. 9th from 10am to noon. An eblast will alert all the homeowners. **Sky Rockets** to celebrate last day of summer / beginning of fall will be Thursday, Sept. 21st starting about 7:30 pm. Lesiak moved to allow \$100 expenses for this event. Borszcz seconded. Expenses were unanimously approved. Nolan highlighted upcoming events: the club Christmas Card for Dec., a snowman competition for Jan., and "Love Your Neighbor" for Feb.

Covenant – Three vacant lots in Western Gales were cut. The builder owning these lots will be billed for cutting expenses.

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

Evergreen Land Development/Declarant – There was no report.

Lake Management – Tucheck discussed a resident's complaint regarding midges. Pond Control Services confirmed the midges are high. Lily pads are also a problem – impeding the drainage area. Next year these concerns will be included in the Pond Control contract. The concerned resident was sent a letter with this information. Tucheck's recommendation to get rid of the lily pads:

Option 1: Treatment of water lilies filling in shoreline from dam along Westside to Aberdeen Bay with Rodeo Herbicide (Cost \$500 + tax. IF NEEDED.)

Option 2: Treatment of water lilies in pond at clubhouse to open pond and better control algae. (Cost \$500 + tax. IF NEEDED.)

Option 3: Adult Hybrid White Amur 60 to be placed in the smaller lakes at \$14.00 each. Borszcz moved to accept the new contract with all three OPTIONS checked. Klein seconded. Motion was unanimously approved. Lesiak will submit this new contract for 2018.

For the bubblers, ties to the clubhouse restroom for electricity to Willow Pond was approved by the club. Tie for the pond on 10, is still being worked out.

Local Government – Lesiak is working with Chris Kosman of the Montville Twnp. regarding the new required high reflectivity STOP signs.

Welcome Basket – Borszcz reported 8 baskets were delivered. Due to the high number of transferred properties in July, there are about 10 baskets to be delivered.

VII. OLD BUSINESS

a. Richardson reported the water tower area was cleaned up and will be well maintained moving forward. Three vacant lots in Western Gales were cut. Naragon Irrigation services repaired Poe Rd. systems. Route 57 still has work to be done of the south side. Schoen explained a bid from WOW to clean the stone walls at the Rt. 57 and Poe Rd. entrances. After discussing the bid, Lesiak moved to approve the work for \$4,496.50 Schoen seconded. Motion was unanimously approved.

b. Borszcz reported contacting Bard Cowling of Ohio Edison regarding lampposts.

c. Trash information will be handled strictly through KIMBLE. If residents have questions, they should call Kimble.

d. Schoen reported the cul de sac repair work is in progress on Red Tail Ct. Members will be notified to approve the work before another site is started.

e. The payment of \$69 for the dam fee was unanimously approved.

VIII. NEW BUSINESS

a. Borszcz and Nolan distributed a detailed description of Christmas lights to be done by JTS. This bid had been previously approved..

b. A collection policy and procedure for 2018 HOA DUES will be discussed in Sept.

c. Finance change discussion was tabled until the Sept. meeting.

e. Kaman & Cusimano Seminar will be Sept. 6th at Weymouth . Members were encouraged to attend.

f. Annual meeting – Oct. 18th – agenda will be discussed in Sept. Borszcz will prepare the Notification letter and Proxy form to be sent out 6 weeks prior to meeting.

IX. ADJOURNMENT

Schoen moved to adjourn at 10:05 p.m. Richardson seconded. Meeting was adjourned at 9:07 p.m.

PLEASE NOTE

THE NEXT HOA BOARD MEETING WILL BE SEPTEMBER 20, 2017

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