

MINUTES FOR SEPTEMBER 19, 2017

I. CALL TO ORDER ORDER/ATTENDANCE

Ted Lesiak called the meeting to order at 7:03 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

Eric Smith resident of 6383 Highland Green Dr. spoke with regard to the location of a lamppost on the tree lawn at his address. The board explained that the locations were directed by OHIO EDISON. The purpose is to light intersections where possible and school bus stops. A darkening glass can be used when it directly impacts a home. Mr. Smith was respectful of the rationale of security and safety issues. He will be contacted as the project moves forward.

III. APPROVAL OF MINUTES

Minutes of the September 19, 2017, meeting had been sent electronically to the board members. Nolan moved to approve. Klein seconded. The minutes were unanimously approved and 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 August 8, 2017, to September 14, 2017. Birch had electronically sent these statements to the board for their examination. Lesiak moved to accept this report. Schoen seconded. The report was unanimously approved. Additional expenses for leveling and cul de sac of \$2975 were electronically unanimously approved 9/5/18. **Bill were presented:**

Community Activities – Janine Nolan - 1) \$200 for Shredding event, which shredded a ton and ½. 2) \$75.91 for Sky Rocket night 3) \$441.23 for Printing and expenses of Holiday Cards.

Office expenses – Sharon Borszcz - \$34.36 (printer cartridge) \$859.22 (printing, envelopes, stamps for 440 notification letters and proxies).

Welcome Baskets – Sharon Borszcz - \$ 95.29 (baskets and supplies)

Back Flow - Sharon Borszcz – Highland Green Dr. 7/10/17 \$50.

All bills were allowed.

V. LEGAL REPORT

Lesiak reported he continues to work with Nationwide Ins. For reimbursement for wall repair at Rt. 57 entrance. Every board member received a letter from two Western Gales residents. A response will be sent.

VI. COMMITTEES

Club Liaison - Klein reported the GM Rob is trying to keep the dumpster cleaned up. The HOA will pay half for the lake fountains when we received an invoice.

Community Activities - Nolan reported the Sky Rocket event was successful. Upcoming events: Celebrating the Lights at each entrance will be NOV. 11th – Saturday at 6:45 p.m. with hot chocolate and cookies at the club: the club

Holiday Card for Dec.; a snowman competition in Jan.; and “Love Your Neighbor” in Feb.

Covenant – Three vacant lots in Western Gales were cut. The HOA is holding dues to pay for the mowing. A mailbox violations were sent.

DRC – Susan Klein electronically submitted the DRC LOG.

Evergreen Land Development/Declarant – There was no report.

Lake Management – Tuchek discussed a resident’s complaint regarding Pond number 10 fairway. Pond Control will be contacted. The aeration/bubbler is not connected yet.

Local Government – Lesiak reported many homeowners’ associations attended the meeting. KIMBLE is our mandatory service and will be contacting every resident with their information. The board suggests that homeowners with questions, contact KIMBLE and the contact person listed for Montville Township.

Welcome Basket – Borszcz reported 10 baskets were delivered.

Birch moved to adjourn to EXECUTIVE SESSION AT 8:30 P.M. Klein seconded. At 8:45 Klein moved to adjourn the EXECUTIVE SESSION. Birch seconded. Executive session was adjourned.

VII. OLD BUSINESS

a. Lesiak reported the 2018 HOA dues amount will be announced at the ANNUAL MEETING on October 18, 2017.

b. Landscaping – Richardson discussed the words for our signs to be posted by the lakes, ponds and dam area. Many dead trees will be moved in the coming months. Schoen moved to have three dead trees in Country Lakes removed by Mueller at cost of \$525 which includes removal of trees and stumps. Borszcz seconded. It was unanimously approved. Pine trees obscuring clear vision on the right when exiting Fox Meadow onto Poe Rd. will be taken care of by the Montville Township.

c. Schoen reported the cul de sac repair at Red Tail Ct., Lakeview Glen, and Burro Ct. has been very successful and appreciated by homeowners.

d. Lesiak and Borszcz are continuing to work with Median Signs and Fast Signs.

e. Lampost work continues to coordinate the necessary Utility services necessary.

f. A copy of the JTS contract for Christmas lights was given to each board member.

VIII. NEW BUSINESS

a. Annual Meeting Agenda / powerpoint was discussed.

b. A collection policy and procedure for 2018 HOA DUES was tabled to be discussed at the November HOA BOARD MEETING.

c. LEGAL SEMINAR – items were discussed and our tax ID # was shared.

IX. ADJOURNMENT

Schoen moved to adjourn at 9:58 p.m. Birch seconded. Meeting was adjourned at 9:58 p.m.

Respectfully submitted – Sharon Borszcz Fox Meadow HOA / Secretary

***** THE ANNUAL HOA MEETING IS WEDNESDAY OCTOBER 18, 2017*****

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