

FOX MEADOW HOME OWNER ASSOCIATION
ANNUAL MEETING NOTES
October 18, 2017

--The meeting was called to order by the president, Ted Lesiak, at 7:02 p.m.

--Ted explained that The Master Association includes three sub associations: Country Lakes, Western Gales, and The Hollows. Each of these sub associations has its own HOA. There are a total of 432 homes in the Master Association and 10 lots left to be sold. Ted also explained that Fox Meadow is a deed restricted community. When you signed the papers to buy your house, you agreed to follow the covenants of this community, so that we may maintain the beauty and desirability of where we live. He also explained that the declarant/developer can add or change the covenants and approves all new home plans. In order to add or change the covenants, a vote of the entire Fox Meadow community would be needed.

--Sharon Borszcz, secretary, informed the home owners that 443 letters were sent on October 6, 2017 to announce the meeting time and place. The letters included a proxy page if the home owners were unable to attend the meeting so that we could have a quorum to conduct business.

--Susan Klein informed the officers that we had a quorum.

--Ted asked for a motion to approve the minutes from the last meeting on October 19, 2016. Ross Bulmer so moved; Don Kelley seconded the motion. The motion was approved by acclamation.

--An election was held for two trustees. Each will serve a three-year term. Tom Birch, the present treasurer, will be retiring. The two candidates were introduced: John Klein, who has served on the board for 13 years, and is the current vice-president; and Bill Delorm, a businessman of Highland Green Drive. Since there were no nominations from the floor, Ted asked for a motion to accept both candidates. Ross Bulmer moved to accept both candidates by acclamation; Don Kelley seconded the motion. The motion was approved.

--Ted introduced the members of the Master Board, and each member explained what he or she accomplished in the past year and what they are planning for the future. Ted also mentioned that Dr. Bill Tuchek maintains the lakes and ponds with the help of Pond Control; and Susan Klein keeps the Design Review Log. Ted also mentioned that our insurance covered the repair of the wall damaged by a motorist at the Route 57 entrance. Montville Township will take out trees blocking the view onto Poe Road at the Route 57 entrance.

--Tom Birch, outgoing treasurer, gave a detailed financial report. Our finances are in good shape.

--John Klein, vice-president, reported on the Design Review Committee. The committee is responsible for approval of all outside additions to a property. Susan Klein is also a member of the committee. This year they have approved 32 additions, such as docks, patios, or decks. Three are pending.

--Sharon Borszcz, secretary, reported that 37 Welcome Baskets were presented to new residents. Anyone who wishes may donate to the baskets and have their business cards included. She is also working on 11 new street lights to be placed at strategic places for safety. Montville Township will pay for the electricity; Ohio Edison will pay for the lampposts; and HOA will pay for the boring (digging under ground). The stop signs must be signs with higher reflectivity and some posts are not high enough according to Ohio state requirements. We are working to make those corrections.

--Sharon also reported for Janine Nolan, who is in charge of community activities. She was unable to attend the meeting as she gave birth recently. Many activities were enjoyed during the past year with the goal of bringing neighbors together for family fun and community spirit. Many more are planned for the coming year. See the web site, FOXMEADOWSOFMEDINA.COM for information.

--Ken Shoen reported on the repair of the cul-de-sacs in the neighborhood. We are waiting for Montville Township to repair concrete curbs.

--Matt Richardson reported on landscaping updates: the Poe Road entrance irrigation system was rebuilt and major irrigation repairs were made to the Route 57 entrance; all entrances were pressure washed, sealed, and painted; aeration systems were installed in the Fairway and Willow ponds to keep the water cleaner; the Willow Pond was stocked via a private donation; and dead Ash trees will be removed in October. Plans for next year include tree replacement; new signage for all ponds (all fishing is catch and release); and changing the irrigation water supply to city water at the Poe and #57 entrances as we are responsible for mowing, mulching, watering, and treating the public areas.

--President Ted Lesiak explained the new curbside trash recycling program from Montville Township. In January 2017, the Montville Township Trustees requested a grant of \$250,000 from the E.P.A. to purchase recycle containers. In May, a grant of \$180,262 was approved. Montville Township hopes to improve recycling in the township by curbside recycling. 80% of residents in the township will see lower collection costs, and the roads in the township will be saved extra traffic by having only one trash hauler. Four trash haulers bid, and Kimble won the bid. Curbside recycling and trash pick-up will begin the week of November 13th for most township residents. Fox Meadow's contract with Republic will continue until December 31st. Kimble will begin collecting trash from Fox Meadow on January 1st. Residents may choose among three levels of service and will be billed by Kimble every three months. There is no opt out. Residents may have up to 90 day vacation time to be worked out with Kimble.

--Residents Comments and Questions (20 minutes)

--Bill Hanagan commented that the actions of the Montville Township Trustees about recycling was ill-advised.

--Gifford Brown asked what dues would be for 2018. Since the HOA is no longer responsible for trash pick-up, the dues will be \$300 to be due in January.

--John Walschon asked about a cable line lying on its side between tall tower boxes. Sharon answered that John should call Armstrong and Frontier to complain. Ken suggested that going to the office would be better than calling.

--Dan Auker commented that dues have not increased since the HOA was founded.

--Terri Basson asked if the fountains have been repaired. Matt answered that the cost will be split with the club.

--Don Kelley complimented the board for a job well done.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Carolyn Lesiak, acting secretary