

MINUTES FOR DECEMBER 20, 2017

I. CALL TO ORDER ORDER/ATTENDANCE

Ted Lesiak called the meeting to order at 7:00 p.m.

Ted Lesiak – President – present	Janine Nolan - absent
John Klein – Vice President - present	Matt Richardson – present
Bill Delorm – Treasurer – present	Ken Schoen - present
Sharon Borszcz – Secretary - present	

II. RECOGNITION OF GUESTS AND VISITOR

There were none.

III. APPROVAL OF MINUTES

Minutes of the November 15, 2017, had been distributed electronically to HOA board member prior to the meeting. Delorm moved to approve. Klein seconded. Minutes were approved and will be posted on our website.

IV. FINANCIAL REPORT

Tom Birch, former treasurer, shared the financial statement 2017 TOTAL BUDGET and a Statement of Bank Activity for November 15, 2017, to December 20, 2017, electronically with the board. Various items were discussed. Klein moved to accept this report. Borszcz seconded. This report was approved. The action of changing banks that had been approved at the November meeting, has been postponed until after this 2018 HOA invoicing period. Discussion for this change will be on the March agenda. Richardson requested previously approved payment for maintenance expenses. Borszcz will send Delorm a written request for this payment previously approved for Alexis, club event director. Borszcz presented bills for Welcome Baskets and cookies for the December lighting event. Nolan presented a bill for payment to the club for this event. Bill were accepted.

V. LEGAL REPORT

Collection Policy for HOA Dues is as follows:

ANNUAL DUES OF \$300 dues are to be received by January 31, 2018.

A reminder post card will be sent to homeowners who have not paid.

Dues paid after February 15, 2018, will be charged a \$50 LATE FEE.

Dues not paid by March 15, 2018, will be charged an ADDITIONAL \$50 LATE FEE (now owing \$400).

Dues not paid by APRIL 1, 2018, THE ATTORNEYS WILL SEND A COLLECTION LETTER TO THE COST OF \$95.

IF COMPLETE PAYMENT IS NOT RECEIVED BY MAY 1, 2018, ATTORNEYS WILL FILE A LIEN WITH THE ADDITIONAL COST OF \$250. TOTAL LIEN WILL BE \$750.

Borszcz moved to accept this POLICY Klein approved. Motion was unanimously approved..

VI. COMMITTEES

Club Liaison – There was no report.

Community Activities - Nolan reported Holiday cards were mailed to all homeowners to use at the clubhouse. In January and Februar there will be a “Snowman Contest”. Nolan requested a \$100 gift card to Scene 75 and 2 \$50 gift cards to the High Low Winery – one for the nominee and one for the

nominator of the "Love Your Neighbor" event in February. Richardson moved to approve. Delorm seconded. Expenses were approved unanimously.

Covenant – There was no report.

DRC – Susan Klein electronically submitted the DRC LOG.

Evergreen Land Development/Declarant – No report.

Lake Management – No report.

Local Government – There was no report.

Welcome Basket – Borszcz reported 6 baskets were delivered and 4 need to be delivered.. Schoen volunteered Amy to help deliver any baskets ready and not delivered by Borszcz.

VII. OLD BUSINESS

a. Richardson reported that dead tree removal will be done by Affordable Trees in the spring. All other work is done for this season.

b. Schoen reported on the progress of the STOP signs. There is clarification needed for the WOW invoices for power washing of Rt.57 and 162 and painting of lettering at 162 and Poe Rd. entrances. Poe Rd. entrance walls will be power washing in the spring when the water system is converted to city water

Schoen will clarify invoices.

Schoen moved 1)the HOA pay 50 % of \$1866.50 for power washing 162 and 57 entrances and the letter painting of 162 and Poe Rd.

Schoen moved 2) the HOA pay 50% of the \$1800 for reconditioning including new glass, new elements, and new LED lights for the 6 wall mounted lanterns at Rt. 57 entrance. Richardson seconded. The two motions were approved..

c. Trash collection with Republic will continue to the end of our contract in December. Kimble will deliver new trash containers December 28 / 29. Contact Kimble with any questions regarding billing and collection procedures.

VIII. NEW BUSINESS

a. Invoices exceeding Board approval were discussed previously.

b. All items for mailing to all homeowners have been approved.

c. Corrections for information on our website under *FAQ* (Frequently Asked Questions) were made.

d. Borszcz moved to buy Gift fruit baskets for the Montville Township Police Dept. , Zoning Dept. and the Service Dept. Lesiak seconded. Motion approved.

IX. ADJOURNMENT

Borszcz moved to adjourn at 9:30 p.m. Delorm seconded. Meeting was adjourned at 9:30 p.m.

Respectfully submitted – Sharon Borszcz Fox Meadow HOA / Secretary

******* A SPECIAL HOA BOARD MEETING IS JANUARY 3, 2018 *******

THE NEXT REGULAR HOA BOARD MEETING WILL BE FEBRUARY 21, 2018,

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