

FOX MEADOW HOMEOWNER ASSOCIATION
ANNUAL MEETING NOTES
October 10, 2018

--The meeting was called to order by the president, Ted Lesiak, at 7:01 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 436 homes in the Master Association and 8 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 for the Board to add or change the covenants, a positive vote of 50% the Fox Meadow homeowners would be needed.

--Sharon Borszcz, secretary, informed the homeowners that letters were sent on October 6, 2017 to announce the meeting time and place. The letters included a proxy page if the homeowners were unable to attend the meeting so that we could have a quorum to conduct business. Signs announcing the meeting were placed at all the entrances of Fox Meadow.

--Ted asked for a motion to approve the minutes from the last meeting on October 18, 2017. Ross Bulmer so moved; Bill Hanigan seconded the motion. The motion was approved.

--Susan Klein informed the officers that we had a quorum. Delmar Jones was elected by acclamation to a two year term as trustee.

--An election was held for three trustees. Each will serve a three-year term. The four candidates were introduced: Sharon Borszcz, currently serving as secretary; Ted Lesiak, currently serving as president; Matt Richardson, currently serving as trustee in charge of landscaping; and Bill Hanigan running for the first time. Bill introduced himself to the audience. Since there were no nominations from the floor, the homeowners filled out paper ballots which were collected by the appointed election inspectors. The winners were announced later in the meeting.

--Ted explained that Fox Meadow is a deed restricted community. The Declarant can change the Covenants without a vote of the homeowners. In order for the Board to change the Covenants, a 50% vote of all homeowners is required. All homeowners were sent three Covenants by mail and were to send the votes back to the board. As of the meeting, all homeowners had not sent in their votes. The Covenants will be revisited at the November 15th meeting.

--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. Delmar Jones was appointed to the board to complete a two year term of a person who resigned. He is serving as treasurer. 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.

--Delmar Jones, treasurer, gave a detailed financial report. We have transferred our finances to Huntington Bank. We are fiscally strong. The HOA is fully funding the Reserve Account. \$50,000 of the Reserve Account was moved into an Edward Jones CD at 2.45%. We have hired a bookkeeper to assist the treasurer.

--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 31 additions, such as docks, patios, or decks.

--Sharon Borszcz, secretary, reported that 32 Welcome Baskets were presented to new residents. Anyone who wishes may donate to the baskets and have their business cards included may do so by informing Sharon.

--Janine Nolan is in charge of community activities. 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. Because the shredding event in September was successful, we have scheduled a shredding event for May. To stay informed, a homeowner should sign up on the website, FOXMEADOWSOFMEDINA.COM for information. Also, the community events will be featured in the monthly Living Magazine that is sent to homeowners.

--Matt Richardson was unable to attend the meeting; therefore, Ted Lesiak reported the landscaping updates: Dead Ash Trees and many Pine Trees had to be removed at the Willow Pond on Highland Green, Poe Road entrance, Route #162 entrance, Fox Meadow and Fennec Point intersection, and property bordering Cobblestone on hole #6. New landscape enhancements--stonework, new trees and plantings--will be installed at Hounds Run Pond.

--Ken Schoen explained PAY HOA. All homeowners must sign up through PAYHOA.com. As of this meeting evening, 48 homeowners or 54% of homeowners have signed up. There are various actions that can be done by using PAY HOA--email documents to homeowners saving postage and mailing costs; homeowners may pay yearly dues with a credit card; homeowners may send photos to the DRC. It is completely safe, and there will be no selling of information. Homeowners will be notified of classes to show how TO USE PAY HOA.

Ted announced that the yearly dues would remain at \$300 and are due before January 31, 2019. Ted also announced the results of the election: those elected for three year terms were Sharon Borszcz, Ted Lesiak, and Matt Richardson.

----Residents Comments and Questions

Did the Board hire a bookkeeper? A bookkeeper was hired and will be paid \$100 a month.

What are the potential projects in the future? Reserve money will be used to replace curbs, cul de sacs will be improved, and we will continue cutting dead trees.

Bill Hanigan pointed out that storm sewers are shrinking. This will be looked into.

A committee was formed to address the issue of mail boxes as several residents felt that some are an eyesore.

Bill Tuchek discussed the lakes. They are in good shape. The dam is scheduled to be inspected soon.

Ross Bulmer moved to adjourn the meeting; Jeff Jones seconded the motion; the motion was passed, and the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Carolyn Lesiak, acting secretary