

MINUTES FOR JULY 18, 2019

I. CALL TO ORDER ORDER/ATTENDANCE

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

Lesiak welcomed newly appointed board member Neil Browne and thanked him for saying YES to volunteering to serve.

Ted Lesiak – President – present

John Klein – Vice President - present

Sharon Borszcz – Secretary – present

Delmar Jones – Treasurer – present

Matt Richardson – present

Ken Schoen - present

Neil Browne - present

II. RECOGNITION OF GUESTS AND VISITOR

Borszcz introduced Rick Kostelnick for his mailbox presentation. He shared his prototype wooden mailbox and distributed a booklet regarding his prototype and findings of Fox Meadow boxes and their status. The board thanked him for his excellent presentation and information.

III. MINUTES Lesiak moved to correct April 18, 2019 minutes to read “the Fox Meadow HOA will have final approval of the proposed construction of the house in The Hollows. Borszcz seconded. Minutes will be corrected. Klein moved to approve the minutes of the Special meeting of June 13, 2019, and the regular board meeting of June 27, 2019. Jones seconded. Minutes were approved. They will be posted on the website. Two votes were taken electronically 1) To approve a Cobblestone resident to address the board. The Vote was not unanimous. The request was denied. 2) Vote to clear the drain on hole #10 at \$300 was unanimous and approved.

IV. FINANCIAL REPORT

Jones distributed 1) the Huntington bank statement for 4/27/19 through 7/15/19 discussing expenditures and deposits, and 2) the Total Budget statement and 3) Huntington Business Premier Money Market statement. The HOA has a total of \$100,000 in Certificates of Deposits. These records are available to homeowners in attendance at the monthly Master HOA board meeting. Schoen moved to approve this report. Jones seconded. Report unanimously approved. The Board thanked Jones for his excellent work and clarity. Borszcz moved to allow 1) Lesiak’s bills for postage and mailings. 2) Attorney’s expenses of \$190 and 3) maintenance for Fairway home which is submitted to homeowner’s attorney for reimbursement. Schoen seconded. Bills were unanimously approved.

The board discussed the mailbox repair plan: Rick’s proposal to determine which mailboxes are the worst and need to be done as soon as possible. Browne and Schoen will work with Rick to make this determination. Lesiak moved to have two board members to determine the cost for worst boxes to get started. It will be a 2 year plan with 6 stains and a brown roof. Rick will begin work once board approved. Maintenance is HOA cost with damage caused by plows, cars, trucks, anything other than normal weathering, will be the homeowners’ responsibility. Borszcz seconded. It was unanimously approved. This work excludes The Hollows and Country Lakes.

V. LEGAL REPORT

Lesiak reported resident with a lien was being processed. All HOA dues are paid.

VI. Committees

Club Liaison Klein had no report.

Community Activities – Lesiak reported there will be a shredding event on Sept. 28th from 10:00 to noon. Lessiak moved to approve cost of \$700. Richardson seconded. Unanimously approved.

Covenant – Lesiak responded to Highland Green resident.

DRC – Two DRC requests were approved. Susan Klein electronically submitted the DRC LOG. Five DRC requests were approved. The Board thanked Susan for her excellent record keeping.

Lake Management – The condition of pond behind Fairway Dr. (#10) was discussed. Pond Control and Jones discussed eliminating phosphate. Future treatment will be proactive.

Local Government – Lesiak reported Pulte will be building 266 homes in 2020. The roundabout at 162/Rt 3 will be done in 2022.

New Construction – no report.

Welcome Basket – Borszcz reported 7 baskets were delivered. Lesiak volunteered to obtain the needed wine. Cindy Jones and Amy Schoen volunteered to take over the Welcome Basket responsibilities. Borszcz thanked them!

VII. OLD BUSINESS

a. Landscaping -Richardson reported all watering systems were checked. Albion could evaluate converting using lake water to county water. Hy Trees removed many dead trees. Dead trees along Poe to I 71 will be removed by the Montville Township in Sept.

c. Written dam report is progressing. Professionals checked and the shear pin is broken. It is in an 18 foot tube. JJ estimated it would cost \$1500. Lesiak moved to do the repair and make a second combo lock for the key. Richardson seconded. Unanimously approved.

b. At the 57 entrance the old lights were removed and trenching will begin Mon. The old lights were recycled to the Historical Train museum.

d. Lesiak requested the fence at Poe Rd. entrance be replaced.

e. Payhoa shows many homeowners have signed up.

VIII. NEW BUSINESS

a. Borszcz will meet with Kristin of JTS regarding Christmas lights when new lights are installed on island at 57 entrance.

b. Solar panels are allowed as approved by DRC.

c. Per resident, Pete Manhoff request, the Fox Meadow CC lettering at 57 entrance will be evaluated by Rick Kostelnick.

IX. ADJOURNMENT

Schoen moved to adjourn at 8:47 p.m. Jones seconded. Unanimously approved. Meeting was adjourned.

Respectfully submitted – Sharon Borszcz Fox Meadow Master HOA / Secretary

NEXT HOA BOARD MEETING IS AUGUST 15, 2019, 7:00 P.M. AT THE CLUBHOUSE.