

Minutes for May 13, 2021

1. CALL TO ORDER/ ATTENDANCE

Hampson called the meeting to order at 7:00 pm

Tim Hampson – President – Present Matt Richardson – Present

Delmar Jones – Treasurer - Present Ken Schoen – Present

Nikki Schachinger – Secretary – Present Steve Venezia - Present

Ted Lesiak - Present

Special guests: Shelly Young and Ryan Blanton, Medina Fiber

Young and Blanton presented Medina Fibers plan for their instal in Fox Meadow. The fiber will be inserted into the ground using a missile technique with a 30” minimum depth. Complete install of the community will take roughly 3 weeks from start to finish. Once fully installed, residents will be able to start utilizing the service 60-90 days later.

Special guest: Corey Raub, 4130 Fox Meadow Dr.

Mr. Raub presented his concern about the flood point for Sunnyslope Lake and management of the dam. The board informed him of the extensive report that was just filed with the State of Ohio that covered all aspects including emergency use of the dam. This report will be posted to the HOA website for all residents to view.

Venezia motions for approval of the March minutes. Lesiak seconded and all approved. Motion passed.

2. FINANCIAL REPORT

Jones distributed 1) Huntington Bank Statements for 4/1/21 - 4/30/21 discussing expenditures and deposits, 2) Total Budget Statement and 3) Huntington Business Premier Money Market Statement. The HOA has a total of \$124,544.18 in the checking account and \$125,105.41 in the money market.

Recent bills paid: Jet dock, PayHOA, reimbursement to Jones for office supplies.

Board discussed if Jones Fish was double paid. Richardson to talk to Jones about a credit due to us.

Approval of financial report tabled until spreadsheet updated to have income reported as net income.

3. Legal - No report.

4. Committees

Club Liaison - Venezia reported membership was up 38 and doing well. Trees have been replaced that were torn down by the tornado. Updates to the pool area include new fence, a/v system, WiFi and new chairs around the pool. Other improvements include replacing and repairing irrigation heads on the course, new beer line in the clubhouse, new golf carts and a starter at the 1st tee.

Covenant Enforcement: Lesiak reported a letter was sent to a resident on Torrington regarding a boat in the driveway. Also 4336 Lakeview Glen Dr. needs to repair their mailbox.

DRC – There are currently 17 reports filed, 6 since the last meeting.

Activities – Schachinger reported a successful shred event. Next one to take place October 30th.

Landscaping – Richardson reported crews have put in long days to catch up from delayed due to rain.

Waterline that was damaged by Armstrong has been repaired by them.

Lake Management – Richardson reported Amur fish stocking wasn't in the initial contract per Dr. Tucheck. Quoted \$1,740 for amurs and \$5,185 for fish for ponds. Lesiak motions to approve \$6,932.50 for both fish and amurs. Venezia seconded and all approved.

Local Government – Lesiak went to the meeting to personally thank them for repairing the Poe Road entrance curb.

Poe Road is going to be resurfaced but had been delayed 2-3 weeks due to rainfall.

Welcome Committee – Jones reported the committee has collected several PayHOA signups from new homeowners.

5. OLD BUSINESS

- a. Late Payment Fees – Lesiak has figured out the outstanding payment.
- b. Legal opinion on Highland Green Memorial Expenditure - Lesiak questioned Richardson on the maintenance and update of the area. Per Lesiak, Richardson had previously said he would get quotes for the project but never presented them to the board for a vote. Richardson responded that back in March 2020 he detailed out projects which included the Highland Green Memorial. This area is much more than just a memorial as it has a bench and the lake is utilized for fishing. The March 2020 minutes reflect that the project discussed in said board meeting was pertaining to the front entrance not the memorial. *Per the March 2020 minutes: Under Landscaping 3. Rt. 57 island roses*

replacement and entrance planting updates. Lesiak motions for payment not to exceed \$4,900 for replacement of roses and new materials. Jones seconded, all approved. Richardson contracted Meers Landscaping to do the memorial project without Board approval. \$3,585.67 was paid to Meers on 12/14/2020.

Lesiak presents the two options given by Kaman & Cusimano. Option 1: the unauthorized payment must be repaid by the individual who authorized it. Option 2: the board approves request.

Lesiak motions to approve the \$3,585.67 expenditure for the Highland Green Memorial with Meers Landscaping and Richardson be censured. Venezia seconded, Richardson abstained, Schoen abstained, Schachinger approved, Jones approved, Hampson approved. Motion approved.

6. New Business

- a. Stump removal - approved prior and in progress
- b. DRC policy update - pool document being updated on the website
- c. Dam - Board discussed exercising the dam more often to possibly help with water levels. Richardson recommended aquator that can automatically open or close the dam as needed.
- d. Hampson discussed Board management strategies to make meetings more efficient. Agenda will be emailed out 10 days prior to the meeting to allow for board members to engage in discussion. Minutes are to be sent out a minimum of 5 days prior to the meeting for review and any potential revisions. Hampson reminded the board if there is vote happening via email and not all board members respond back then it is a failed vote.

Hampson discussed with board of reimbursements being approved with 2 members of the board, 1 being the treasure, electronically. Schachinger motions for up to a \$300 limit with Hampson and Jones electronic approval. Venezia seconded and all approved.

- e. Lesiak motioned for \$160.13 for repair of stop sign on Fennik, Schoen seconded and all approved.

Lesiak motioned for \$39.53 for reimbursement to Schachinger for numbers for the garage sale signs. Schoen seconded and all approved.

Hampson motioned for \$65.00 for the back flow test, Lesiak seconded and all approved.

Hampson motioned for \$150 for Strider electric, Lesiak seconded and all approved.

- f. Richardson discussed uplighting at entrances and will discuss with Ohio Edison and report back.
- g. Schachinger reported June 6th for Dock ribbon cutting event
- h. Venezia reported Western Gales is repaving their streets and in phase iv voting on gates for the community.

Venezia moved to adjourn Master Association meeting at 9:27 pm. Jones seconded and all approved.

Respectfully submitted – Nikki Schachinger Fox Meadow Master HOA/
Secretary

