

## **MINUTES FOR NOVEMBER 21, 2013**

### **I. CALL TO ORDER ORDER/ATTENDANCE**

John Klein called the meeting to order at 7:05 p.m.

John Klein – President – present  
Sharon Borszcz – Secretary – present  
Chris Niebes – present  
Chuck Collins – Treasurer - present  
Ted Lesiak – present  
Gifford Brown – absent

### **II. APPROVAL OF MINUTES**

Minutes of the October 16, 2013, meeting had been electronically distributed to the board members and declarant for members' approval. Ted Lesiak moved to approve. Tom Birch seconded. September HOA minutes were unanimously approved and will be posted as soon as the NEW Fox Meadow website becomes available.

### **III. RECOGNITION OF GUESTS AND VISITORS**

Residents requesting to speak did not attend the meeting.

Matt Richardson's comment form dated October 26, 2013, was read by Sharon Borszcz. His comments are well documented regarding prior litigation with the resident of concern. The Board appreciates all the information he shared in his comment form and in a phone conversation with Borszcz. The Board will pursue additional information and subsequent action that can be taken.

### **IV. FINANCIAL REPORT**

Chuck Collins distributed a financial statement for explanation and discussion. The report was for 2013 INCOME AND EXPENSES listing Budget areas and expenditures from January through and including October 2013. Payments to the HOA for club property taxes are still in arrears. On November 20, 2013, CNL, Mr. Gary Rosmarin, Senior Vice President, called Borszcz regarding "proper documents" establishing their property taxes for the second half of 2010, all 2011 and 2012. In an email Borszcz forwarded all the documents Klein had previously sent Fore Golf, Garry D. Cramer, RVP/GM, Signature of Solon. Mr. Cramer had sent Klein's information November 15, 2013, to the "ownership and the intentions are to have all reconciled appropriately". Klein will contact CNL Senior Vice President, Mr. Gary Rosmarin for clarification. Collins discussed and clarified the landscaping contract is for mowing, fertilizing, and mulching. The budgeted amount for this service for 2014 will be confirmed. Lesiak moved to approve this report. Klein seconded. The financial report was unanimously approved.

## **V. LEGAL REPORT**

Klein reported legal action is still continuing regarding one homeowner. Lesiak will contact our attorney, Brian Borla, to follow up on the litigation's status.

## **VI. COMMITTEES**

**Club Liaison** – Klein reported the club property taxes owed still being pursued. An Advisory Board is being organized.

**Covenant** – There were several properties discussed. Borszcz will follow up for the resolution of the swingset issue requesting the resident submit a new DRC plan for review. Borszcz presented a DRC request for a property fence variance. After discussion, the DRC request was not approved as it was not considered an appropriate pool fence. Further action regarding a resident's lack of good maintenance will be pursued with our attorney.

**DRC** – Requests were previously discussed.

**Evergreen Land Development/Declarant** – Declarant, Dan Auker was not present. Borszcz distributed a Lot/Home count as of Oct. 2013. There are currently four homes under construction. Auker is in contact with these builders to insure they follow the covenant restrictions with regard to new construction.

**Lake Management** – No report.

**Local Government** – No report.

**Welcome Basket** – No report.

## **VII. OLD BUSINESS**

a. MEDINA SIGN completed the repair of street and stop signs. Fox Glen and Fox Meadow street sign has been dislodged. Borszcz will pursue getting it repositioned.

b. OUR NEW WEBSITE IS READY! Lesiak asked all board members to review it before Dec. 2 for comments, corrections, and approval.

## **VIII. NEW BUSINESS**

a. Report on Lots/Homes was previously discussed under the **COMMITTEE – Evergreen Land Development/Declarant**.

b. Collins and Birch discussed the 2014 Budget and its format. It will be presented for approval at the December meeting. They also discussed the format of the 2014 Invoice.

c. The HOA end of the year letter was discussed with changes to be made to include information regarding our NEW website. The 2014 BUDGET, INVOICE AND YEAR END LETTER will be mailed to residents and property owners after Christmas.

d. Collins will contact Christmas Lights Express to light up our entrances for the holidays!

## **IX. ADJOURNMENT**

Collins moved to adjourn at 9:10 p.m. Niebes seconded. Meeting was adjourned at 9:10 p.m.