

## **MINUTES FOR AUGUST 20, 2014**

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

John Klein, President, called the meeting to order at 7:03 p.m.

John Klein - President - present  
Chuck Collins - Vice President - present  
Sharon Borszcz - Secretary - present  
Tom Birch - Treasurer - present  
Chris Niebes - present  
Ted Lesiak - present  
Gifford Brown - present

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

Minutes of the July 16, 2014, meeting had been electronically distributed to the board

members and declarant for members' approval. Ted Lesiak moved to approve.  
Chuck

Collins seconded. July HOA minutes were unanimously approved and will be posted on

[www.foxmeadowsofmedina.com](http://www.foxmeadowsofmedina.com) under meetings. **THE NEXT REGULAR HOA BOARD**

**MEETING WILL BE SEPTEMBER 17, 2014.**

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

Matt Richardson, resident at 6385 Fennec Point Circle, spoke regarding property adjacent to his at 6371 Fennec Point Circle. The two listed properties share a common property line. He described the extensive re-grading of the landscape at 6371 and the subsequent lack of erosion protection which has caused an unsightly condition of erosion against his property line. He requested the Board review the conditions for potential HOA violation and contact the property owner, Fifth Third Bank for appropriate action. He then cited 4 specific violations to HOA codes. Mr. Richardson also shared a document identified as "PERSONAL PROPERTY NOTICE" from MANLEY DEAS KOCHALSKI LLC, dated August 5, 2014, to "OCCUPANT FO 6371 FENNEC POINT CIRCLE". After much discussion, the Board 1) shared a Fifth Third Bank contact and 2) Lesiak moved and Borszcz seconded and the board voted unanimously to have our Covenant Enforcement trustee, Chris Niebes, send a violation notice to Fifth Third Bank regarding the violations on this property. Lesiak also

volunteered to contact the Montville Township Zoning board. He stated this board is working to establish Maintenance Regulations/Laws. Mrs. Larissa Malone, resident 6305 Highland Green, was also in attendance but had not submitted an Agenda Request form to speak. Klein welcomed her to our meeting and recognized the board was in receipt of her letter. He explained all board members had not yet read her letter and therefore, the board had no response to her letter at this point.

#### **IV. FINANCIAL REPORT**

Tom Birch distributed the financial statement 2014 TOTAL BUDGET and a Statement of Bank Activity for July 13 - August 15, 2014. Birch had electronically sent these statements to the board for their discussion. A correction was made to the Lake Maintenance amount. Lesiak moved to accept this report. Collins seconded. This report was unanimously approved. One homeowner still owes dues. Their trash service has been stopped. The board thanked Tom Birch for his diligent work and clarity in his reports.

#### **V. LEGAL REPORT**

Klein reported no legal issues. He explained to the board the recently received letter from a resident would be discussed in Executive Session which would be at the end of the regular business meeting.

#### **VI. COMMITTEES**

**Club Liaison** - Klein reported the current GM - Dave Snacki - has resigned his position. There will be a new GM and the club will be under new management.

**Covenant** - Chris Neibes reported there are a few ongoing violations in the process. There was further explanations and discussion regarding restrictions prohibiting vegetable gardens located in the residents' front yard and commercial vehicles and/or commercial attachments, trailers, etc. are prohibited from being parked in homeowners' driveways.

**DRC** - Susan Klein electronically submitted the DRC LOG. The board emphasized that any plastic swing sets are not allowed by the Swing Set Guidelines.

**Evergreen Land Development/Declarant** - No report. Mr. Auken had informed the board that Evergreen P. O. box had received a check from a Country Lakes homeowner for dues. He will give it to HOA treasurer. Borszcz will request that Evergreen vacant lots be cut.

**Lake Management** - Bill Tucheck reported our service company - Halko - checks the lakes on a weekly basis for treatment. In addition treatment was provided to the pond by Fairway/hole #10. Ponds on # 8 and # 16 are treated by the golf course. The State inspection person will call when they will be coming to do our inspection. The club is prepared for this inspection. Lesiak suggested getting a second bid for our lake maintenance service for another year. Tucheck will do the search.

**Local Government** - Ted Lesiak reported that Montville Township is requesting new bids for their new building.

**Welcome Basket** - Borszcz delivered five baskets. She is finding it difficult to connect with homeowners to make deliveries. New residents should contact her if they have not received a basket.

## **VII. OLD BUSINESS**

- a. Collins reported on work done at the entrances. He had received a bid from Mueller Landscaping. There will be further discussion. Borszcz volunteered to work with Collins and the landscaper on ideas and solutions. Borszcz will contact Pfaff electrical service to continue installing new lights at all entrances and to seal the 220 line in the island of the main entrance for safety reasons.
- b. Collins reported the drainage issue on # 10 fairway has been resolved.
- c. Lesiak reported the two drains on #14 have been repaired and presented the previously approved bill for \$300.
- d. Borszcz reported cement work for new sidewalk areas is still to be completed.

## **VIII. NEW BUSINESS**

- a. Lesiak and Borszcz read 1) Comment Form from Dave McDowell, President of Country Lakes- regarding grass clippings and a broken light at their entrance. These issues have been resolved. 2) Email restatement of concerns from Susan Parker, resident at 3980 Hedgewood Dr. - regarding mowing behind their home. A second cutting will be done in September or October.
- b. Borszcz reported four willow trees at the Willow pond need to be removed. An estimate from Kevin Wright for \$1,550 was discussed. Borszcz moved to accept this bid. Lesiak seconded. Estimate and work was unanimously approved. Borszcz will investigate the removal of stumps behind residents on Highland Green Dr.
- c. Borszcz will investigate making large Fox Meadow maps showing HOA green space to be used to determine landscaping/mowing issues.

## **EXECUTIVE SESSION**

At 9:00 p.m. Lesiak moved to adjourned to executive session. Birch seconded. It was unanimously approved. Meeting adjourned to executive session to begin at 9:10 p.m. Executive adjourned at 9:35 p.m.

## **IX. ADJOURNMENT**

Collins moved to adjourn at 9:35 p.m. Neibes seconded. Meeting was adjourned at 9:35 p.m.

**SEPTEMBER 17, 2014, WILL BE THE NEXT REGULARLY SCHEDULED HOA BOARD MEETING.**