

The Fairways of Crooked Tree HOA, 1st Quarter Meeting
Monday, February 24, 2020
Kidd Coffee and Wine Bar, Mason

President's Welcome

- Meeting Called to Order at 7:04 pm

Determination of Quorum/Members Present

- Board Members in Attendance: Ben McNary, Robert Swedinovich, Lori Couchot, Laura O'Connor, Jaclyn Sablosky
- HOA Members in attendance: Mark Haake

Proof of Meeting Notice

- Email sent to email addresses provided by the owners of the 274 homes in the association

Approval of Minutes

- Motion to approve the September 23, 2019 minutes by Laura O'Connor., Second by Ben McNary. Unanimous Approval.

President's Report

- Rob stated that there will be a lot of things discussed as old and new business. He extended his thanks to the Social Committee for their work in setting up events and creating welcome baskets.

Treasurer's Report

- The current Income Statement and Balance Sheet were presented and reviewed. It was noted that several payments have been made for drainage repairs, signs, and fence repair in the neighborhood. The largest upcoming expense will be the Culvert repair in our common space behind Top Flite. Dues were billed at \$220 per home, many were paid on time, approximately 40 are past due. An email reminder was sent to those homeowners.

Landscape and Grounds Committee

- Beginning in March, letters will be delivered to homeowners whose properties are not maintained to the standards set forth in the HOA Covenants.
- Letters will be sent out asap to homeowners whose mailboxes are not in acceptable condition.

Social Committee

- The first Brewery Meet Up occurred in February with 12 residents attending. There will be events scheduled for every month throughout the year. The next one is at 16 Lots on Thursday, March 5, 5:30-8pm.
- Welcome baskets were given to new residents in January. This will continue throughout the year.
- There are 99 homeowners connected to the FCT Social Facebook page.
- There will be 4 big events, An Egg Hunt on April 4, A Band and Pool Party on July 18, A Cul de Sac Crawl and a Chili Cook-off with children's activities. As well as a last day of school ice cream social.

Old Business

- Trail connecting Top Flite to Bethany and the Easement on HOA property at Bethany have been tabled until more information is available.
- Tree Tags for HOA trees in the woods will be attached in the spring to mark our boundaries.
- Top Flite Culvert/pond issue has been fixed.
- Culvert Repair behind homes on Top Flite will be completed asap, weather permitting. Cardinal Landscaping will connect with the City of Mason Engineer, Scott Burkhardt, for final approval before work begins.
- Board members are still attempting to collect missing email addresses for 10 homeowners.

- Covenant Amendment Proposal is being finalized by attorney and will be presented to homeowners soon for approval. 192 homeowners will need to vote yes for the proposed amendments to be approved.
- 4 trees at Brewer Entrance have been replaced.
- Rob will be added as the 2nd signer on one bank account in 2 weeks.
- Signs for Sports Court, playground and pool have been hung.
- The Playground Fence was repaired.
- Several homeowners have outstanding dues and Liens will be filed on those homes soon.

New Business

- It was discussed and decided to move forward with getting a quote for painting/staining the 275 mailboxes in our HOA so that they are a consistent color. The board will request for a contractor to prepare quotes for homeowners whose mailboxes are in disrepair.
- A quote for cleaning all playground structures was obtained and accepted by the board for a spring cleaning.
- It was moved by Laura O'Connor that the Spalding walking trail will have all old timbers removed and replaced, fabric laid and mulch spread at a cost of \$6820.00. This was seconded by Ben McNary and unanimously approved. Cardinal has been asked to clean up some rebar that is sticking out.
- New stop, yield, and fire lane signs throughout the neighborhood will be installed by the City of Mason Public Works Department this spring.
- Continued service with Cardinal Landscaping was accepted by the board. Additional Tree Trimming services will be added.
- The pool opening is tentatively scheduled for May 16.
- It was suggested by Mark Haake that we get a Reserve Study Completed. Ben McNary moved that we pursue getting the Study done soon, Jaclyn Sablosky seconded it and it was unanimously approved.

Ben moved to Adjourn the meeting at 8:45, Lori seconded, unanimously approved.

2nd quarter meeting will be on May 4th at 6:30pm at the Gazebo near our playground.