

## **The Fairways of Crooked Tree HOA 1st Quarter Meeting**

Tuesday, March 9, 2021, 6:30pm at Fricker's Restaurant

### **President's Welcome**

Meeting called to order at 6:45 pm. Determination of Quorum/Members Present: Board Members in Attendance: Ben McNary, Lori Couchot, Jon Parks, Laura O'Connor, and Katie Ellison. HOA Members in Attendance: Atul Godbole and Ramesh Ravela. In total, there were 7 attending.

### **Proof of Notice of Meeting**

An email notification was sent to email addresses provided by the homeowners in the association.

### **Approval of Minutes**

Motion to approve the December 9, 2020 minutes by Ben McNary, Second by Jon Parks. Unanimous Approval.

### **President's Report**

Lori reported it has been a busy winter for the Board. She reported Ben and Katie have been gathering dues and ballots, scanning the ballots, and documenting ballot votes in spreadsheets. Lori reported Ben has been working on deposits. She reported Jon has been working on obtaining and placing signs in the common areas (sports court, volleyball court, pool, playground). She reported the Board has been working on pool security and that Laura has been working on the pool keys.

### **Treasurer's Report**

Ben handed out copies of the Balance Sheet and Income Statement to all in attendance. He presented and discussed items on each sheet. Ben discussed the differences between this year's income and expenses versus last year's income and expenses. The higher income this year reflects the increase in dues. He discussed the largest expenditure this year, so far, was for tree removal. The tree removal was completed in November, but the bill was paid this year. Lori explained that this was for several dead trees that needed to be removed. Ramesh asked who had cut and trimmed the trees along our streets. Lori explained that the city could not get their trucks down our street and needed to trim the trees in order to do so. Atul asked if the HOA was charged for the trimming. Lori replied that we were not charged. Several in attendance commented that the tree trimming has made a positive difference in walking down the sidewalk and driving down the streets.

## **Landscape and Grounds Committee**

Laura reported that many places in our sidewalks are a trip/fall hazard. It was discussed that it is the responsibility of the homeowner to fix the sidewalks on their property. It was also discussed that if someone were to trip, fall, or get hurt on the sidewalk, they could sue the homeowner. Atul stated that many homeowners may not be aware of this fact. Laura stated she will work on getting contractor information together. This information will be sent to homeowners around the end of April, for anyone who would like to repair the sidewalks on their property. This information will also be relayed to homeowners via the website.

## **Social Committee**

Laura reported the baskets for new homeowners will be given out soon. Laura reported the social committee would like to start planning more events, given the warmer weather and lessening of COVID restrictions. They would like to plan another bike parade. More social events will be planned as restrictions allow.

## **Old Business/Ongoing Projects**

### **A. The trail connecting Top Flite to Bethany and Easement on HOA property at Bethany will be tabled until further notice.**

Ramesh asked what this item was referring to. Ben explained that there is a trail off of Top Flite in which you can cross a creek and go to Bethany. He reported the HOA owns a flag lot that goes to Bethany and that the HOA is keeping an eye on the property for now, as new developments are occurring close by. Ramesh proposed doing something with the property to make it more useful. Ben agreed that it would be nice to find something useful to do with the property, but that a portion of the property is prone to flooding, which may be an issue.

### **B. Tree tags for HOA trees**

Ben is working to find a date to get this completed. The Board will ask for volunteers at that time.

### **C. Covenant Amendment Updates given to homeowners for approval**

The proposed Covenant Amendment Updates were provided to homeowners in January, along with a budget sheet, and a ballot. Katie reported that the Board has currently received 103 'yes' votes, 32 'no' votes, and are awaiting 143 votes. Lori reported that there needs to be 70% majority of all homes, for or against the proposed changes. Ramesh asked what the Covenant Amendment changes were. Jon went through each proposed change and summarized. Changes were proposed for signage, maintenance, vegetable gardens, leasing, sex offenders, enforcement, and amendments. The

proposed change for leasing was discussed. Ramesh stated that many neighborhoods and condominiums do not allow leasing at all. Ben stated that this proposed change to our leasing policy is aimed at preventing Airbnbs. Lori also reported that during a conversation with our lawyer, the lawyer explained that some neighborhoods have had up to 40% of the homes bought by one person/corporation and leased out. It was discussed that this proposed change would prevent these situations from occurring. The proposed change for enforcement was discussed. Lori reported that, currently, the Board's only course of action is removal of a pool key. It was discussed that some homeowners are concerned about the Board being able to issue significant fines for noncompliance. Lori reported a conversation with our lawyer, in which our lawyer explained that, legally, any fines issued by the Board would need to be reasonable and legitimate to the situation and would be in the form of a letter through our lawyer. Atul asked if there was a deadline for the ballots. It was discussed that there is no deadline. The proposed sign changes were discussed. It was discussed that many homeowners have had concerns about the signs and would like 'no signs' to be allowed. Lori reported that, per our attorney, it is encroaching on Freedom of Speech to mandate 'no signs' at all. This change would, therefore, place limitations on what size and type of signs homeowners place in their yards. It was discussed that we still have many votes to receive and in order to complete the voting process, we will need 70% majority. Ramesh discussed going door to door to get the rest of the votes. Ben stated that this is what the Board has done in previous years. The Board discussed this may occur in the future, pending COVID restrictions.

**D. Playground maintenance- volunteers for sprucing up playground and sealing parking lot**

Lori reported we still have about 1 ½ years until playground equipment will need to be replaced. However, the playground and parking lot could use some sprucing up. The Board sent out an email in January to notify homeowners of playground and parking lot improvements and asking for future volunteers for sprucing up the playground and sealing the parking lot in the Spring. The Board discussed picking a few dates to work on these projects, and then sending out an email asking for volunteers to help on those specific dates.

**E. Signs for pool/playground/sports areas**

Lori said a special thank you to Jon for taking care of obtaining and putting up the signs for the pool/playground/sports areas. There are now signs up for the pool, playground, and sports areas that include safety, security, and parking reminders.

**F. Pool key cards**

Laura reported that she has ordered replacement key cards for those who will need them. Ramesh asked what the cards are for. Lori reported that often when people

move they will forget to leave their pool card for the next homeowners or people will sometimes lose their cards and they will need to be replaced.

#### **G. Security cameras**

New, better quality security cameras have been installed in the playground/pool/sports areas. Laura reported there is now a 5th camera and a new DVR. The Board members are now able to pull up the videos immediately to view a live feed, should any security issues arise. The Board members can also view recorded footage if needed. The Board discussed this will be useful when complaints about activity in the common areas late at night occur or if any vandalism or damage to property occurs. Lori explained that law enforcement can be called for any security issues. Atul asked about the consequences people will face when on the property after hours. Lori stated that a non-member could be charged with trespassing. She stated the Board's number one priority is to ensure safety and to prevent damage to property.

#### **H. Homeowner Improvement Applications**

An email was sent reminding homeowners to submit Homeowner Improvement Applications with a copy of the application. Ramesh asked if solar panels are allowed in the neighborhood. Ben responded that the Board has approved solar panels once in the past and that an improvement application can be submitted for solar panels. Lori explained that the biggest issue with solar panels would be placement. The placement of the solar panels can not interfere with the overall appearance of the home and neighborhood. Ramesh asked if there are any geothermal systems in the neighborhood. The Board responded that there are currently no geothermal systems in the neighborhood.

#### **I. Crooked Tree symbol on street signs**

Lori reported that the city of Mason bought new street signs for the neighborhood and the HOA Board paid someone to install them. The Crooked Tree symbol on the street signs were fading. There are now new decals for the street signs. These will be placed on the street signs in the near future. Carl Ray has offered to put the decals on the signs for a fee. Atul offered to help Carl.

#### **J. No soliciting sign for neighborhood**

A new 'no soliciting' sign for the neighborhood has been obtained, as the old sign was missing. Lori reported that the city of Mason did not cover the expense of the new sign.

**K. Budget finalized in December**

The Budget was finalized in December and provided to homeowners in January with the proposed Covenant Amendment Changes.

**L. Opening recreational areas to remaining Estates members**

Lori reported there are now 27 recreation members from the Estates. When the neighborhood was first developed, members of the Estates were offered recreational membership to access our common areas. Lori reported these members pay \$50 less for dues. The Board discussed opening the opportunity up to more people in the Estates. The Board agreed to wait until there are improvements in circumstances relating to COVID-19 to make a decision. Atul asked why the recreational members pay lower dues. Lori and Ben responded that our dues also cover aspects of our neighborhood, including the entry, administrative items, etc.

**New Business**

**A. Board votes approved Homeowner Improvement Applications for the following homeowners since the last meeting:** Parks, Ray, Howard, McCurrach, and Zimmerman.

**B. Board votes approved the following items since the last meeting:** Wording of Amendment Updates

**C. Updating website**

The Board would like to update the website. A very special thank you to Joe for all of his hard work over the past few years! With changing technology, the Board would like to make the website more user friendly, so it can continue to be updated by Board members as needed. Katie reported that the Board sent out an email in January asking for volunteers who are web developers/designers. As of now, the Board has not received any responses related to this inquiry. Lori explained that, as of now, we have to email minutes and changes to the website to someone else. She explained it would be easier if members of the Board could go on the website and update it as needed. Lori reported that her son, who works in the technology field, stated it would likely cost \$150 per year for a website plus the cost of paying someone to update the website as needed. Lori reported she may be able to get her son to set up the website for the Board for a fraction of the cost. The Board agreed to getting multiple estimates from different sources before making a decision.

**D. 2021 dues given to homeowners and reminders sent out for unpaid dues**

2021 Dues were provided to homeowners via email and paper copies, in January and follow up reminders were sent out in February for dues that were unpaid. There are currently 20 outstanding dues balances, and 3 outstanding for multiple years.

**E. Speeding**

An email was sent to the Board with concerns of speeding on Crooked Tree Drive. The HOA contacted law enforcement and the HOA's lawyer to determine the HOA's responsibility in enforcing speed limits in the neighborhood, in which the Board found it is not within the HOA's responsibility to enforce speed limits. It is the responsibility of law enforcement to enforce speeding issues. Lori spoke with law enforcement who reported there will be a speed survey done on Crooked Tree Drive. Ben reported that law enforcement has put up a speed box and are recording data. He explained that the box will print out a spreadsheet, which will determine if there is a need for an additional stop sign on Crooked Tree Drive. Lori reported the results of the survey will be discussed at a meeting and given to the Board as well. Ben reported he believes the speed box was placed in the wrong location on Crooked Tree Drive. Lori replied she will contact law enforcement to make sure the box is placed in the right location.

**F. Sanitizing pool area**

Lori explained that the Board paid Swim Safe last year to come multiple times per day to sanitize common surfaces in the pool area. The Board agreed to wait to set up another contract to see what COVID precautions we will have this year. The Board also discussed the possibility of hiring someone in the neighborhood instead of Swim Safe to sanitize the pool area.

**G. Handbook and Exterior Guidelines Updates**

Lori reported that some items in the Welcome Handbook and Exterior Guidelines are outdated and need to be updated. She also stated that if the amendments get passed, there will need to be charts created to reflect those changes.

**H. Playground/Courts- playground gate latch, bird spikes for gazebo, sports door**

Recently, there were instances at the playground and sports court in which damage to property occurred. At the playground, a gate latch was broken and is now replaced. At the sports court, part of the fence was pulled back. Lori stated it is now fixed with zip ties. The Board was able to review security footage in both instances. Laura brought up the issue of bird feces and children climbing on top of the gazebo and pool pergola. She reported children have climbed up on the pergola to get into the pool after hours. The Board discussed getting bird spikes to prevent bird feces on these structures and to prevent climbing. There has also been climbing on the basketball hoop. Lori reported

loose nuts and bolts. She stated that she bought the parts needed to fix the basketball hoop and will give the receipts to Ben for reimbursement. Ben stated he could try soldering the basketball hoop. It was discussed that children have climbed over the fences to get into the sports court. The most recent damage to property occurred as a child did not know how to get out of the sports court. Ben stated there is a button by the net. Jon reported he did not know there was a button. The Board discussed that children climbing the fence is a safety hazard and could damage property. The Board agreed to leaving the gate open to promote safety and prevent property damage. Katie reported that several of the rocks on the climbing wall are loose and will need to be tightened. Ben and Lori reported they may have the tools or can obtain the tools to tighten the screws and bolts. A special thank you to Brandi Swedinovich for helping to fix the tennis net. The Board discussed the possibility of replacing the net in the future if needed.

**I. Liens filed for outstanding dues balances**

Liens have been filed against two homeowners with outstanding dues balances. Liens can be filed 30 days after homeowners are given notice that a lien will be filed. Jon and Ben agreed they will personally deliver a lien notice to a third homeowner with an outstanding balance during the upcoming weekend.

**J. Lights out at entry**

The lights at the entry to the neighborhood are out. The Board agreed to contacting Cardinal Landscaping to fix the issue. Jon stated he would check the GFCI on the way home to make sure that is not the issue before contacting Cardinal Landscaping.

**K. Landscaping**

Lori reported we have signed a contract with Cardinal Landscaping for 2021 and added weed prevention for the playground.

**L. Gift Card**

Lori reported we have a \$50 gift card to use until the end of the month. Ben stated he would buy the gift card.

**M. Pool**

Lori reported the Board received a letter from the City of Mason about the pool area. She reported that Swim Safe did not get a final inspection from the city after installing benches and a tanning ledge for the pool. Lori contacted Swim Safe and Swim Safe reported they would take care of getting the final inspection. The Board discussed the pool opening date. The Board agreed the pool opening date will be the Saturday before

Memorial Day, May 22, 2021. The Board agreed to the same COVID-19 restrictions as last year, unless restrictions change.

Lori moved to adjourn the meeting at 8:16pm. Laura seconded. Unanimously approved. FCT 2nd Quarter meeting will be on June 8, 2021 at 6:30pm at the gazebo.

Contact the Board at [fairwaysofcrookedtreeboard@gmail.com](mailto:fairwaysofcrookedtreeboard@gmail.com) with any questions. Minutes will be posted on [fairwaysofcrookedtree.com](http://fairwaysofcrookedtree.com)