

\*Minutes pending approval at the next Board meeting.

## **The Fairways of Crooked Tree HOA 2023 Annual Meeting**

Monday, September 18, 2023 at 6:30pm at the Mason Fire Station 51

### **President's Welcome**

Meeting called to order at 6:32 pm. Determination of Quorum/Members Present: Board Members in Attendance: Lori Couchot, Jen Dinsmoor, Atul Godbole, Ben McNary, and Deborah Ballard. Eclipse representative in attendance. There were 4 HOA Members in Attendance. In total, there were six attending, with 15 proxies submitted.

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

Notice sent to all homeowners via US Mail and email.

### **Approval of Minutes**

The 2022 Annual Meeting Minutes and 2023 2nd Quarter Meeting Minutes were approved. Deborah Ballard, Motion; Atul Godbole, 2nd

### **Election of 3 Trustees to 2 Year Terms**

Lori explained the process of election. Deborah Ballard expressed her intent to step down. Atul Godbole and Jen Dinsmoor expressed their intent to re-run. Mike Mysonhimer expressed his intent to run. As there are three open positions, and three individuals running, no vote is needed.

The meeting will continue with the current board, with the new board stepping in at the conclusion of this meeting.

### **President's Report**

Lori reported that we have a new representative for Eclipse, Mollie Moore. Eclipse has been doing a good job with communication and work is getting complete. There are currently no committees running. The mailbox committee dissolved, the work of the Grounds committee is now being done by Eclipse, and no one has stepped up to run the Social Committee this year.

The Board would like to thank Megan Rosenthal and Jaclyn Sablosky for planning and executing the End-of-the-School Year Bike Parade.

### **Financial Review**

Income Statement and Balance Sheet reviewed. There were some higher costs this year as we have had work done on the common area - Sports Court fence, parking lot resealing, pool house roof and gutter replacement. These large items were covered under the reserve account, and were expected expenses following our reserve study. There were slightly higher legal expenses due to collecting late dues. Some of this will come back with those payments. The checking account at GECU was closed and money moved to account at Eclipse. Some will be put into a 6-month CD.

## **Old Business/Ongoing Projects**

1. **Roof and Gutters on Pool house** – Complete
2. **Pool Fence and Playground Fence** – A section of the pool fence is leaning. This will be fixed in November, and we will be getting a discount for doing it in the off-season. The playground fence is an old style and there has been some difficulty in finding the right parts to repair it. We are still looking at options and are waiting to hear from another company.
3. **Entry Light Repair** - The contractor fixed some of these. Ben replaced one bulb. Looking into exactly what was done by the contractor.
4. **Duke Street Lights** - We are on a list for these to be fixed. Mollie will clarify if that is for the entire pole, or just the lights. If you have an issue with street lights near your home, call the city to report it.
5. **Sports Court Signs** - rehung after fence repair
6. **Volleyball Line Installed next season** - Will have the lines re-installed next spring.
7. **Sign on Tennis Net** - done
8. **Picnic Table and Benches need touch up** - Mollie to look at those during the next inspection
9. **Updating Amendments** - Looking to update a few things (i.e. Holiday lights, mail vs email, etc). Will be going over with the attorney and will send information out to homeowners for a vote.
10. **Mailbox letters/notices** - Notices have been going out. There are approximately a dozen mailboxes still in need of repair.
11. **Sidewalks** - Sidewalk notices will be going out soon. However, some work has already been started around the neighborhood to repair the trip hazards seen in many areas.
  - a. There was some discussion about some of the trees causing the sidewalk issues. A reminder that there are specific details regarding trees in our covenants, as well as particular varieties of trees specified by the City of Mason that are permitted.

## **New Business**

### **1. Board votes approved Homeowner Improvement Applications for the following homeowners since the last meeting:**

- 3486 Crooked Tree Dr (Ramirez) - Exterior paint touch up
- 3653 Prostaff Ct. (Ballard) - Roof replacement
- 5264 Hogan Ct (Blomgren) - Front porch addition
- 3764 Dunlop Ct. (Wells) - Covered deck addition
- 3693 Slazenger Ct. (Brown) - Renovation of back deck
- 3767 Dunlop Ct. (Kole/Bhat) - New mailbox

### **2. Board votes approved the following items since the last meeting:**

- Pool House roof and gutter replacement
- Pool fence repair by GameChanger
- Transfer additional funds to Eclipse

### **3. Update Insurance – To be looked into for 2024**

**4. Volunteer for Holiday Lights at Entrance** - Anyone interested in volunteering to put the holiday lights up at the Brewer Rd. Entrance, please contact the board.

**5. Welcome Gifts** – Eileen Pizzuti and Sharon Johnson have been doing these. Thanks, ladies!

### **Questions from the floor:**

***Is there a list of recommended contractors?*** No. The HOA cannot take the responsibility for recommending any contractors. Recommend homeowners ask their neighbors, or post a question on one of the social pages.

***Will there be a traffic light installed at Hudson Hills and Bethany?*** This intersection is in Deerfield Township, not Mason. Contact the county to get information on this.

### **Meeting Adjournment and Determination of 4th Quarter Meeting**

Meeting adjourned at 7:41pm. Deborah Ballard, Motion; Ben McNary, 2<sup>nd</sup>.

4th Quarter Meeting scheduled for November 29, 6pm, at The Common