

*Minutes pending approval at the next Board meeting.

The Fairways of Crooked Tree HOA 2023 2nd Quarter Meeting

Tuesday, May 30, 2023 at 6pm at the Gazebo

President's Welcome

Meeting called to order at 6:00 pm. Determination of Quorum/Members Present: Board Members in Attendance: Lori Couchot, Jen Dinsmoor, Atul Godbole, Ben McNary, and Deborah Norman. Eclipse representative in attendance. There were 0 HOA Members in Attendance. In total, there were six attending.

Proof of Notice of Meeting

Notice not required to be sent for regular quarterly meetings, only the Annual Meeting.

Approval of Minutes

The 2023 1st Quarter Meeting Minutes were approved. Atul Godbole, Motion; Ben McNary, 2nd

President's Report

A lot of work has been done and we are making a lot of progress.

Treasurer's Report

Ben reported on the Income and Balance statements. Ben to get missing account information to

Heather at Eclipse, so it is all together. He reported there are 3 homes with liens, two of which

have paid up through 2022.

Social Committee Report

The Last Day of School Bike Parade was a success! Thank you to Megan Rosenthal and Jaclyn Sablosky for setting this up!

Old Business/Ongoing Projects

- 1. Recording from Security Camera** – Ben will be looking into this.
- 2. Message Boards (Deborah)** – Tabled for the time being

3. **Parking Lot sealing** - done
4. **Tennis Net Installation (Lori)** - done
5. **Mailbox letters/notices** - done

New Business

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

- 3819 Crooked Tree Dr (Lutz) - Landscaping/ Tree replacement
- 3688 Prostaff Ct (Mantha) - Bathroom addition to first floor
- 3687 Dunlop Ct (Davis) - Window replacement
- 3233 Crooked Tree Dr (Rapp) - Mailbox replacement
- 3791 Crooked Tree Dr (Irankunda) - Garage door replacement
- 3168 Spalding Dr (Van Cleve) - Covered porch on back
- 5139 Hogan Ct (Stevens) - Exterior paint
- 3791 Crooked Tree Dr (Irankunda) - Drainage system
- 5139 Hogan Ct (Stevens) - New deck and covered space in backyard
- 3672 Prostaff Court (Krimpenfort) - New Roof
- 3542 Crooked Tree Dr (Shain) - Mailbox replacement
- 3596 Crooked Tree Dr (Harned/Chan) - Mailbox replacement
- 3712 Dunlop Ct (Transue) - deck replacement
- 3522 Crooked Tree Dr (Perkins) - front door, garage door, and shutter paint

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

- Storm drain repair
- Exterior Adornment Policy
- Brewer Rd lighting fix
- Parking lot sealing
- Eclipse to do full mailbox inspections
- Pressure washing/cleaning the Brewer Rd entrance walls and FCT sign

3. Update Insurance – To be looked into fro 2024

4. Sports Court Fence - done

5. Street Lights, Duke – Eclipse working to get more information from Duke about the street lights and boxes

6. Sidewalks, Driveways, curbs – Letter going out, RE: 3Q focus, beginning July 1.

7. Sign on tennis net – Lori to look into a sign. Net keeps getting damaged.

8. Updating Amendments? – 4th Quarter focus

9. Pool Opening – Eclipse/Heather to send and email reminder of pool hours, and that there are no parties allowed at the pool or common area.

10. Pool House Roof/Gutter – Need additional quotes before continuing

11. Pool Light – fixed, as well as First Aid Kit repaired.

12. Entry Lights – Landscaping at Brewer Rd Entry complete

13. Wire Sticking out near box – According to Duke, this is supposed to be there.

14. Playground/Pool Fence – Eclipse working on this one

15. HOA Mailbox – Ben to work on a plan for the base of the mailbox to prevent damage from landscaping.

16. Signs at Sports Court to be hung – Select board members to stick around after tonight's meeting to hang these.

17. Picnic tables – revisit in the fall

18. Board elections – A letter will go out regarding the election in September. To include proxies and nomination forms. Three board positions will be up for vote.

Meeting Adjournment and Determination of 3rd Quarter Meeting

Meeting adjourned at 7:05pm. Ben McNary, Motion; Atul Godbole, 2nd.

Annual Meeting scheduled for September 18, 6:30pm, Location to be determined