

*Minutes pending approval at next Annual meeting

The Fairways of Crooked Tree HOA 2021 Annual Meeting

September 13, 2021 at 6:30pm at the Gazebo

President's Welcome

Meeting called to order at 6:30 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: Deborah Norman, Atul Godbole, Mike Mysonhimer, Charlie Johnson, Amber Howard, Jennifer McCurrach, and Kirk Kirssin. In total, there were 12 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 May 17, 2021 minutes by Ben McNary. Second by Katie Ellison. Unanimous Approval.

Motion to approve the September 14, 2020 Annual Meeting minutes by Ben McNary. Second by Katie Ellison. Unanimous Approval.

Election of 3 Trustees to 2 Year Terms

Ben McNary, Jon Parks, and Charlie Johnson were elected to count and verify votes. Katie Ellison, Deborah Norman, and Atul Godbole were running for these positions. Laura O'Connor and Jon Parks announced they would be stepping down from Board positions. Lori stated the length of a term is 2 years and the terms are staggered so that the Board will always have some current Board members on it while elections/re-elections are taking place. Deborah Norman introduced herself and discussed her occupational history, background, and family. Atul Godbole introduced himself and discussed his occupational history. Lori asked if any other members present would like to pursue a Board position. No other members expressed interest in a position. Ballots were passed out to each member in attendance and collected once completed. There were eleven proxy votes for homeowners unable to attend. There were 23 votes each for Deborah Norman, Atul Godbole, and Katie Ellison. Lori thanked Jon Parks and Laura O'Connor for their service on the Board.

President's Report

Lori stated the biggest issue has been collecting all of the ballots for the proposed amendment changes. She stated we currently have close to half of the ballots. The Board has sent multiple emails for remaining ballots. It was discussed that volunteers will start going door to door to obtain missing ballots.

Treasurer's Report

Ben passed out the Balance Sheet and Income Statement to all in attendance. He stated we do not put official number amounts in meeting minutes for privacy. Both the Balance Sheet and Income Statement include a thorough breakdown of all number amounts. Ben discussed the balance sheet. He stated there are two properties that are liened for not paying dues for an extended period of time. He stated one property currently owes dues for this year. Ben discussed the Income Sheet. He explained that our revenue has gone up this year due to an increase in dues. He stated that most items are similar to last year, except the interest income. He explained this was due to GE dropping their interest rate. Ben discussed expenses on the Income Sheet. He stated that our legal expense increased because an attorney was needed to draft the proposed covenant amendments. Pool expenses decreased due to changes in attendance, likely due to the status of COVID-19 regulations. Ben explained the decrease in pool house repairs this year. Last year, we purchased new lights and a pergola and did not need to purchase those things this year. For other repairs, we have seen an increase this year. Ben explained we had many dead trees that needed to be removed and replaced. We have seen a decrease in major improvement costs this year. Ben reported that last year, we had to fix a drainage issue on Spalding. We also had to fix a culvert, the railing and mulch on the Spalding Trail, and had to create a manhole in an area on Top Flite. Charlie Johnson asked about pool maintenance and the reserve fund. Ben replied that last year the Board had a reserve study done which revealed there should be enough time to build up the reserve fund before any big maintenance issues occur. Lori added, this was one reason for the increase in dues this year and that all of this was taking into consideration during the reserve study. Ben discussed some of the more recent repairs and improvements, including the tanning ledge. He also stated there is a 10% increase limit on dues per year.

Landscape and Grounds Committee Report

Jennifer McCurrach reported letters had been sent out to homeowners requiring landscaping maintenance for the back half of the neighborhood. Atul asked if we would be changing the mailboxes in the future. It was decided the mailboxes would not change due to the price to change all of them and some people have recently replaced their mailbox as well.

Social Committee Report

Laura O'Connor reported about the Block Party on September 25th. She stated there would be Italian Ice and a food truck. She said the Social Committee is discussing Welcome Baskets and will start getting those out to new homeowners again. Lori explained the baskets to all in attendance. She said the baskets are worth \$25.00 and given to new homeowners to welcome them to the neighborhood. These are paid for by the fee previous homeowners pay at closing. Atul asked how the Board is notified of new homeowners. Lori replied that the Board will typically receive emails from new homeowners, and can also search via the county website.

I. 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.

Currently, there is a steep hill in the woods at this location that would require a bridge. Jennifer asked if there would ever be a trail to Crooked Tree Preserves. Ben replied that our HOA was offered this option if we accepted 72 foot wide lots for part of Crooked Tree and Top Flite or our HOA could buy a lot at market price.

B. Tree tags for HOA trees

Tree tags will be made sometime this fall for the trees on HOA property that are behind homes in the neighborhood.

C. Covenant Amendment Remaining Ballots Needed

Lori reported there were approximately 49% of ballots returned with the majority of the ballots approving the proposed amendment changes. Lori explained that our covenants currently require a 70% response either 'yes' or 'no' before the vote can be closed out. The Board will be looking for volunteers to go door to door to collect the remaining ballots. Jennifer McCurrach and Laura O'Connor volunteered to help. The Board requests that anyone interested in volunteering for this email the Board.

D. Playground and parking lot maintenance

Ben and Jon will set up a date for a playground spruce up and repainting the parking lot once the weather cools.

E. Climbing Wall

Ben has obtained the special tool that is needed to tighten any loose rocks on the rock wall.

F. Updating Website

Lori reported the website has been redone and put on Wix, so that it is easily accessible and can be updated directly by Board members. Joe Riley did an excellent job in maintaining the previous website.

G. Handbook and Exterior Guidelines Updates

Katie reported she is continuing to work on updating the Handbook and Exterior Guidelines. These are lengthy projects that will require some time to complete. Once completed, the changes will be uploaded to the website. Lori suggested Board members break these into sections to complete.

H. Lights fixed at entry

Katie reported the lights at the entryway are currently working. Jon reported it was a GFCI. Lori stated that the GFCI may need waterproofing if the lights go out again this winter.

I. Sidewalks

A few homeowners have been notified about sidewalks needing repairs. It is the responsibility of the homeowner to fix any sidewalks on their property needing repairs.

J. Gather Emails

The Board is continually checking and updating email addresses within the system. The Board may attempt to collect any missing emails when the missing ballots are collected.

K. Flyers for suggested contractors for mailbox and yard upkeep and Contractor Contact Page for Referrals

The Board discussed this may be risky for liability reasons. Ben stated many contractors are extremely busy right now. The Board decided the best course of action would be for homeowners to use the neighborhood page on Facebook to ask for recommendations from others in the neighborhood.

L. September 25th Block Party

There will be a Block Party on September 25, 2021 from 2-6pm, featuring music by Thing 1 and Thing 2. The Estates is doing a lot of the planning for this event

and we are splitting the cost with them. Chill Out Italian Ice will be available from 2-4pm. The Social Committee is working on finding a dinner-type food truck for 4-6pm.

M. Trespassing

The Board has received some emails about trespassing. If any trespassing occurs, homeowners are encouraged to contact the City of Mason Police.

N. Successful Bike Parade and Garage Sale

The Social Committee planned and executed a successful end of school year bike parade! We also had a successful garage sale this summer.

O. Successful Pool Opening

We had a successful pool opening day on May 22, 2021.

P. Pool Closing Date and Dog Swim

The last day the pool will be open is Sunday, September 19, 2021. On this day, the pool will be open until 6pm for swimming, with a dog swim occurring from 6-8pm.

II. New Business

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

- 3334 Range Ct (Sablosky)- Basketball Hoop
- 3560 Top Flite Ln (Gilstorf)- New patio
- 3887 Crooked Tree Dr (Ankola)- New patio
- 3696 Slazenger Ct. (Feldmann)- Painting front door and shutters
- 3903 Top Flite Ln (Kirssin)- Window replacement and new shutter paint
- 3504 Crooked Tree Dr (Pezzuti)- New roof, gutters, and downspouts
- 5738 Bentwood (Rongwei)- New back deck
- 3837 Top Flite (Bertke)- New fence
- 3595 Top Flite (McGeorge)- New roof
- 3671 Prostaff (Milkovich)- New patio roof

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

- Board voted 'no' to installing swimsuit dryers in pool area

C. Motorbikes in Neighborhood and on trails adjoining the Estates

Katie reported there had been complaints of motorbikes in July, driven by teenagers, being driven down Crooked Tree Drive at fast speeds. The City of Mason Police were contacted and notified of the issue. The City of Mason Police sent officers out to monitor the situation and found one individual residing in the Hudson Hills neighborhood, but did not believe this individual to be the main culprit. There have been no recent email reports of motorbikes in the neighborhood. However, Jennifer McCurrach reported loud motorbikes going very fast down Top Flite recently.

D. Pool chemical levels and heating

The Board received a report of children with red, irritated eyes after swimming in the pool. SwimSafe was at the pool within 30 minutes of the call and tested all chemicals. All chemicals were found to be within normal range.

E. New trash cans and recycle bin

We now have new trash cans and a recycle bin. These were replaced due to cracked or broken lids.

F. Dead Trees/Overgrowth on HOA property off Bethany Rd.

There is a house that was built next to the woods that are on our HOA property. The owner of the house requested we remove honey suckle from the bottom of one of the trees on our property. Cardinal Landscaping came out and removed the honeysuckle. The homeowner requested we remove 3 dead trees from our property. The Board reviewed this request and decided not to remove the dead trees.

G. Side Yard Playset Request

The Board received a request for a playset to be placed in the side yard. The homeowners' back yard does not allow for a playset. The Board reviewed the request. As the covenants are currently written, permanent playsets are limited to rear yards only. The Board discussed that the proposed covenant amendment changes, should they be approved, would allow the Board to consider a side yard placement for a playset.

H. Vacant Home

The Board has received a report of a vacant home in the neighborhood. The Board does not have any control over whether a home sits vacant, is sold, or rented out. The Board can intervene, however, if the exterior of the home is not maintained to the covenant standards.

I. Mailboxes

Jay is still working on mailboxes, but has reported that wood is in high demand and each mailbox is taking longer than usual to complete.

J. Home Yard Sale

The Board has received complaints of a home yard sale that has taken place for multiple weekends in a row. The home does not reside in the Fairways of Crooked Tree, but in the Meadows and is in Deerfield Township. The Board can reach out to the Meadows HOA to discuss this complaint.

K. Skateboarding

Atul expressed concern with skateboarding occurring on the road. The Board agreed this is a safety issue. However, the Board has no jurisdiction for the roads, as they are public property. The Board will, however, reinforce reminders about safety on the roads in future emails.

III. Announcement of Board Trustees Resigning and Appointment of Replacements

Laura O'Connor and Jon Parks both resigned after finishing their terms. Katie Ellison, Deborah Norman, and Atul Godbole were appointed to the Board for two year terms.

IV. Meeting Adjournment and Determination of 4th Quarter Meeting

Jon Parks moved to adjourn the meeting at 7:41 pm. Ben McNary seconded. Unanimously approved.

FCT 4th Quarter meeting will be on Tuesday, December 14, 2021 at 6:30pm at Marion's Pizza.

Contact the Board at fairwaysofcrookedtreeboard@gmail.com with any questions. Minutes will be posted on fairwaysofcrookedtree.com