

The Fairways of Crooked Tree HOA Annual Meeting

Monday September 19, 2022 at 6:30pm at the Gazebo

President's Welcome

Meeting came to order at 6:31pm. Determination of Quorum/Members Present. Board of Trustees members in attendance: Lori Couchot, Jen Dinsmoor, Atul Godbole, and Ben McNary. Board member absent: Deborah Norman. HOA members in attendance: Jeff and Mary Burgdorf, Mark Haake, Eileen Pezzutti, and Dave Talaber. In total, there were nine in attendance.

A very big THANK YOU to all of this year's volunteers! Amber Howard, Jennie Janzen, Laura O'Connor, Jen McCurrach, Jaclyn Sablosky, Megan Rosenthal, Carly Hotchkiss, and Sydney Young

Proof of Notice of Meeting

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

Approval of Minutes

Motion to approve 2022 2nd Quarter meeting minutes by Dave Talaber, seconded by Atul Godbole. Unanimous approval.

Motion to approve 2021 Annual Meeting Minutes by Ben McNary, seconded by Atul Godbole. Unanimous approval.

Election of 2 Trustees to 2 Year Terms

Mark Haake and Dave Talaber were elected to count and verify votes.

The terms of Lori Couchot and Ben McNary were ending and both were running again for these positions.

Ben McNary introduced himself and discussed his occupational history and background. Lori Couchot introduced herself and discussed her occupational history and background. 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 eight (8) votes each for Lori Couchot and Ben McNary.

President's Report

Lori reported on some of the improvements that have been in progress, including updates to the common area property. Notifications have been going out to homeowners who need to do some updates and/or become compliant with HOA property standards. Lori reported that the Dog Swim event closing out our pool season was a big hit!

Treasurer's Report

Ben reported on the Income and Balance statements and passed each out to all in attendance. There were increases in expenses due to pool chemical cost increase, repair of pool lights, repair of the tennis court net, playground improvements (paint, benches), mulch/rock on the trails. Ben reported that the Dues Receivable on the balance sheet is from four (4) homes, two of which have liens on them.

Landscape and Grounds Committee

Lori stated we are always looking for volunteers to join the Landscaping and Grounds Committee

Social Committee

Lori stated that the Dive-in Movie and the Food truck were a success and many homeowners came out to these events. The next event will be the Harvest Festival on October 29, 2022. More details to come. *Question: How did the neighborhood garage sales go?* There were quite a few homes with sales and there seemed to be very good attendance. The neighborhood garage sale is the 3rd Saturday of July.

Old Business/Ongoing Projects

Playground and parking lot maintenance

Ben will begin making calls to get quotes for parking lot resealing and painting.

Homeowner Email Addresses

There are currently five (5) homes we do not have email addresses for. Two are the ones with liens on them. There have been several new residents coming in and out. We will continue to try to obtain the remainder.

Playground Committee

Jen stated that the new playset that was ordered is on a 10-14 week lead time due to supply and manpower issues. There was a discussion regarding the rental of a dumpster that we are required to do once demo and installation begins. Mary suggested potentially Big Daddy dumpsters. Atul also knew of another rental location. We will get quotes and book once we know when the playset is ready.

Question: Can we not do any fixes on the current structure? No, there are insurance issues due to the age of the current unit. It would need to be replaced in the next couple years regardless.

Tennis Net

The tennis net has been repaired multiple times since the installation of the new net due to damage.

Electronic Dues

We will continue to look into this. There was a suggestion that any fees are paid by the homeowners, not the HOA.

Landscaping at Entrance

No one had noticed that anything additional needed to be done at the entrance.

I. New Business

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

- 5274 Hogan Ct (Kahn) - New Fence
- 5476 Bentwood Dr (Hertenstein) - New Fence

Questions from the floor: What is allowed for fencing? What about a side yard fence? Three-rail wood fences (split rail or Kentucky board) or black metal fencing like that around the playground are permitted. In the case of the specific side yard fence, the board approved this due to the home being on a cul-de-sac and not really having much of a yard behind the house.

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

- Reimbursement to Ben for bike lock for tennis net handle
- Immediate tree service to trim trees over sidewalks at pool
- Fall tree service for hard prune of cherry and burning bushes at rec area
- Mulch and stone both walking trails
- Stepping stones between playground and sports court leading to volleyball court
- Repair volleyball court
- Fixing the eroding ground near the sports court steps
- Leveling sidewalks in and around common area
- Painting of swing posts and painting/repair of benches and tables
- Enhancement of playground, including new mulch
- Purchase and installation of new playset
- Clarifying the wording on the exterior guidelines

C. **Swimsafe 2023 Contract** - There will be a cost increase due to staffing issues and increases in materials cost. Due to the staffing issues, they will be accepting a limited number of neighborhood pools. Board will vote once the contract is sent to us to review.

D. **Management company** - We currently have no ability to give consequences for non-compliance of community standards. Ben and Lori explained how we deal with people not paying, typically resulting in an unfortunate visit to the homeowners. There are statutes that we can use to fine people and a follow-up process. This would require working with the attorney to set up.

Question from the floor: Can we take photos to show what is non-conforming?

We can. However, taking pictures of neighbors' homes can be easily misunderstood.

- Lori stated that we have spoken to a couple management companies that were recommended to us by the HOA attorney. Eclipse Management is the only one currently taking on new clients. Lori spoke to a reference for them who spoke very highly of the company. She explained how they would do the inspecting of homes and follow up.
 - Cost would be \$850/ month (through 2024) with them doing mostly everything - monitoring common areas, contacting contractors (over a certain value, it comes back to the board), dues notices with a login for their site, etc. The Board of Trustees would become overseers and receive copies of all notices.
 - *Thoughts from the floor:* The cost comes out to about \$3.10 per house per month. We don't want it to become too strict. Should make sure that the board receives notices before they are sent to homeowners.
 - Floor agrees with hiring a management company.

E. **Attorney Meeting (discuss enforcement of compliance, etc.)**

- The Board will set up a meeting with the attorney to institute consequences and any needed covenant amendments.

F. **October Social Event**

- The Harvest festival will be on October 29, 2022. This event is in early planning stages. More details coming soon.

G. Bathrooms closing - Common area bathrooms will be closed on November 1, 2022, following the October Social Event.

H. Homeowner Questions/Concerns/Additional discussion items

- We once had Block Captains that would plan things, talk to neighbors, and/or be the “voice” of the block to the Board. *Possible re-implementation of this.*
- What about having a pickleball court? *Our sports court is currently lined for it. However, the net is higher than a traditional pickleball net.*
- Crooked Tree/Hogan Ct: Visibility is bad at the corner coming from Hogan Ct. There is a bus stop at the corner. *Board recommended homeowners contact the City of Mason via email with their concerns. The HOA has no control over or responsibility for the streets.*
- Mailbox concerns. *Possibly send out an email to homeowners with additional information/suggestions.*

II. Schedule Executive Meeting

An Executive Meeting will be held immediately upon adjournment of this meeting.

III. Meeting Adjournment and Determination of 4th Quarter Meeting

Ben motioned to adjourn the meeting at 8:15pm. Atul seconded. Unanimously approved.

Determination of 4th Quarter Meeting delayed until all Trustees are available.

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