

The Fairways of Crooked Tree HOA 2022 4th Quarter Meeting

Wednesday, November 30, 2022 at 6pm at Mason Public Library

President's Welcome

Meeting called to order at 6:08 pm. Determination of Quorum/Members Present: Board Members in Attendance: Lori Couchot, Jen Dinsmoor, Atul Godbole, Ben McNary, and Deborah Norman. HOA Members in Attendance: Eileen Pezzutti, Karen Kopack, and Rongwei Yin. In total, there were eight attending.

Proof of Notice of Meeting

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

Approval of Minutes

Annual Meeting minutes will be approved at the next Annual Meeting.

President's Report

Lori reported no major issues this quarter. The board met with the attorney to discuss policies for sign/decoration, violation enforcement, collections, solar panels, and exterior guidelines.

Treasurer's Report

Ben reported on the Income and Balance statements and passed each out to all in attendance. He reported there are 2 homes with liens. The Board discussed obtaining remaining dues that have not yet been paid. Ben reported there is an increase in revenue this year due to an increase in dues. There were increases in water expenses. This is based on how much the pool has to be filled and evaporation of the water over the summer. Lori asked Ben to double check for the next few months to see if it is still higher than last year to determine if there is a possible leak. Landscaping cost was up due to additional items that were done this year. Pool expenses were up due to an increase in chemical cost. Additional repairs and improvements this year included: berm in the playground to reduce flooding, new playset, cleanup of volleyball court. Note that the Balance Sheet now shows the new Eclipse cash account.

Landscape and Grounds Committee Report

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

Social Committee Report

Jennie and Amber have stepped down from the Social Committee. A special Thank You to them for all the work they put in this year. . A special thank you to Laura O'Connor for continuing to hand out Welcome Baskets to new neighbors!

Old Business/Ongoing Projects

1. **Playground and Parking Lot Maintenance-** Playground improvements are complete. Parking lot repairs/maintenance are shifting over to Eclipse to handle.
2. **Homeowner Email Addresses-** Eclipse with acquire the remaining email addresses during the transition.
3. **Playground Committee-** The new playset is in! Thank you, Deborah, for all you put in to getting this completed. Also, a Big Thank You to the neighbor who donated water for the installation! Mulch will need to be added to surround the new set. Sadly, the playset was vandalized shortly after installation was completed. Thank you, Atul, for your help dealing with the dumpster. The company and installers were great. The kids were identified and we are still in progress of how to deal with the situation.
4. **Tennis Net-** The tennis net was also damaged and was removed following the incident to prevent further damage. It will be assessed in a few months to determine if it will need to be replaced.

New Business

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

1. 3767 Dunlop Ct (Kole) - solar panels
2. 3536 Top Flite Ln (Daoud Gunter) - change shutter color

Question from the floor: Is fencing allowed to be used to hide trash cans on side of house?

Answer: No

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

1. Contracting Swimsafe for 2023
2. Hiring Eclipse Property Management, 4 yes (Lori, Deborah, Atul, Jen), 1 no (Ben)
3. **Discuss Insurance Update** – Would like to get a comparison quote to determine if we are still getting the best coverage and rate.
4. **Playground mulch under new playset** – Previously discussed. Will contact Cardinal.
5. **Christmas Lights** – Need volunteer to put them up on island near Brewer Road entrance.
6. **Possible Water Leak** - Previously discussed. To be looked into
7. **Bentwood Storm Drain** – Ben spoke with homeowner and got video. Board asks that homeowners refrain from throwing debris into the storm drain because it gets blocked. Will have cleared again
8. **New Policies** – The Board will be discussing all the new policies, voting, and posting them on the website soon.

9. **Security Light at parking lot** – This light is out. Will add to list for Eclipse to arrange to have fixed.
10. **Video/Screenshots from Security Cameras** – We need the ability to save video and screenshots of the security camera footage. Jen to talk to someone about it.
11. **Sign Hanging** – The Fairways of Crooked Tree sign will be hung on the side of the poolhouse soon.
12. **Pool closet light repair** – Adding this to the list for Eclipse
13. **Street lights** – All street light maintenance goes through the City of Mason.
14. **Audit options** – External audit was done in 1999. Ohio does not require HOA to do external audits. ***Motion for Board to complete an internal audit, by Atul, 2nd Deborah***
15. **Recreation Area damages** – Previously discussed
16. **Additional items:**
 1. **Message board possibilities (Deborah)** – Possible placement areas discussed. Deborah to check with City, look into cost, etc.
 2. **Karen Kopack** – appreciated the information regarding a complaint about signs that were in her yard for an event. Further discussion regarding signs.
17. **Determine 2023 assessment** – Maximum change in assessment is 10%. Motion was made to increase annual assessment to \$288 for HOA residents, and \$231 for Recreation Members. Motion by Deborah, 2nd Lori
18. **2023 Budget** – Ben to send proposed Budget to Board members.
19. **Comments/Concerns from floor:**
 1. Dumpster has been sitting in front of lot 74 for about a week. Lori to communicate with homeowner

Meeting Adjournment and Determination of 4th Quarter Meeting

Deborah motioned to adjourn the meeting at 7:41pm. Jen seconded. Unanimously approved.

The 1st quarter meeting will be on Monday March 6, 2023 at 6:30pm. Location to be determined.

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