

The Fairways of Crooked Tree HOA 2022 2nd Quarter Meeting

Tuesday June 7, 2022 at 6:30pm at the Gazebo

President's Welcome

Meeting called to order at 6:38 pm. Determination of Quorum/Members Present: Board Members in Attendance: Ben McNary, Lori Couchot, Deborah Norman, Katie Ellison, and Atul Godbole. HOA Members in Attendance: Jen Dinsmoor. In total, there were 6 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 March 8, 2022 minutes by Ben McNary. Second by Deborah Norman . Unanimous Approval.

President's Report

Lori reported no major issues this quarter. There were some technical issues with electricity. She said a special thank you to everyone for keeping everything running smoothly this quarter.

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 due to the pool being filled a month earlier than last year. Legal fees decreased as last year the Board was working on Covenant Amendments. Pool repair expenses included LED lights. "Repairs other" included a late 2020 invoice that was paid in 2021 for tree removal. Lori asked about the telephone expense. Ben stated the telephone expense includes the telephone and wifi and that wifi expenses have increased. Atul stated he would follow up with Cincinnati Bell for wifi.

Landscape and Grounds Committee Report

Lori stated we are always looking for volunteers to join the Landscaping and Grounds Committee, especially to help look over improvement applications and to make sure homes are in compliance with the neighborhood standards.

Social Committee Report

The first Friday Food Truck event was successful. Many people in the neighborhood participated. The next Friday Food Truck event will be on June 17th from 530-730 with

Jon Jon's BBQ. A Dive in Movie will be scheduled for a date TBD. A special thank you to Laura O'Connor for continuing to hand out Welcome Baskets to new neighbors!

Old Business/Ongoing Projects

- A. Playground and Parking Lot Maintenance-** Ben discussed how many gallons are needed for the parking lot and how it would be most beneficial to homeowners to do one half of the parking lot at a time. Ben also reported that there are stencils and paint on Amazon that can be purchased for the lines in the parking lot. Atul and Ben will continue to work on this.

- B. Homeowner Email Addresses-** A special thank you to Eileen Pezzuti for obtaining missing email addresses. There are still homes without verified email addresses. The Board will continue to work to update these email addresses in our system.

- C. Playground Committee-** Deborah reported on a quote from Game Time. The quote was for the large section of the playground. She stated the quote was bigger than the playground we currently have, but that pieces can be taken off or changed. There is a fee for removal as well. Ben stated he knows someone who could help with removal to save money. The Board is currently awaiting a second quote from Creative Recreational to compare with the first. Lori asked if it was possible to only replace some items on the playground that needed replacement. The Board discussed purchasing new baby swings. Lori said she would order these from Amazon with new chains. The Board discussed repainting some items that have faded and asking for volunteers to paint fun murals.

- D. Tennis Net-** The tennis net repairs are now complete. However, a section in the middle of the net is sagging. Katie pointed out that a part of the net looks like it has pulled away from the pole on the end of the net. The Board will look into this repair.

- E. Electrician for Outlets and GFCI-** Atul reported these repairs are now complete.

- F. Entrance Stone-** The entrance stone had fallen over. Cardinal Landscaping was contacted for repairs. The repairs have now been completed.

G. Electronic Dues- Lori contacted PNC Bank about options regarding electronic dues. She stated they gave her two options. The first option was to have a link from the HOA's website where homeowners could use checking, savings, or a credit card to pay dues. The second option included the Board sending an invoice to homeowners with a link where homeowners could use checking or savings only to pay dues. Both options would require homeowners to pay a small fee upon payment. Ben asked about using PayPal or Venmo. Lori explained that she had asked the bank what the best option would be and the bank gave her these two options, but that PayPal and Venmo are also possibilities. In using one of the options the bank proposed, homeowners would get a statement showing their money was received and deposited. Deborah discussed this would be an advantage as this could speed up payment of dues. The Board also discussed sending both a paper copy and electronic copy of dues in the future to help speed up the process as well.

New Business

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

- a. 3635 Prostaff (Dinsmoor)- New Fence
- b. 3151 Spalding (Wustman)- Solar Roof Panels
- c. 3671 Slazenger (Rieman)- New Sunroom
- d. 3646 Crooked Tree (Schmidt)- New Wood & Trim Paint
- e. 3941 Top Flite (Cutter)- New Paint on Shutters
- f. 3653 Prostaff (Ballard)- New Patio Roof

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

- a. Advanced Electric repair of entrance outlet
- b. Landscaping at entrance- this item will continue to be discussed by the Board. The Board felt the initial quote was too high. The Board agreed that weeding does need to be done at the entrance.

C. Spring Block Party- A Spring Block Party was held with the band, Thing 1 and Thing 2. There was very low attendance. The Estates have also canceled the Fall Block Party due to low attendance. Due to low attendance, these events will not be on the calendar for next year.

- D. Pool Opening-** The pool is now open from 9am to 9pm daily. Times, rules, and regulations were sent out to homeowners via email.
- E. Volleyball Court/Prepping for Season-** The Board has worked to find a company that can assist with prepping the volleyball court for the season. The Board agreed the court needs edging and sand tilling.
- F. Friday Food Trucks-** The next Friday Food Truck event will be June 17th from 5:30-7:30 at the pool. Lori has updated the website to reflect these events.
- G. Solar Panels-** The Board has received several inquiries about solar panels. The Board has approved solar panels in the past, provided they do not interfere with the overall appearance of the home, meaning they are placed on the roof on the back of the home. Any homeowners considering this must submit a homeowner improvement application to the Board for approval with details on where solar panels will be placed.
- H. Approved Fencing Styles-** The Board has received several inquiries about approved fencing styles. In the past, the Board has approved three board (KY or split rail) wooden fencing or iron fencing. Any homeowner interested in getting a fence must submit a homeowner improvement application to the Board for approval.
- I. Garage Sale-** The Board has received inquiries about the yearly yard sale. The yard sale will be held on July 16th. A special thank you to Mary Jo Burgdorf for posting about the yard sale on online boards. Homeowners should also post on online boards about the yard sale.
- J. Playground Fence-** There are a couple areas in the playground fence that need to be fixed. The Board will look into getting these areas repaired.
- K. Board Member Nominations/Appointing-** Katie Ellison submitted her resignation as secretary for the Board. The Board unanimously accepted her

resignation. Jen Dinsmoor submitted a letter of intent to join the Board. Lori moved that Jen Dinsmoor run for the Board to fulfill the unexpired term which is now vacant. The position expires in September 2023. Deborah Norman seconded. Unanimous approval. Jen agreed to step into the secretary position.

Meeting Adjournment and Determination of 4th Quarter Meeting

Deborah motioned to adjourn the meeting at 7:54pm. Ben seconded. Unanimously approved.

The Annual meeting will be on Monday September 19, 2022 at 6:30pm at the gazebo.

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