

Fox Run Green Homeowners Association

Open Meeting Minutes

Meeting Date: September, 21, 2014

Minutes taken by Secretary – Patty Goldstein

Board Members Present: Cathy Matthews, John VanDerAue, Patty Goldstein, Brad Mann, Larry Shell, Mustansir Saifuddin

Board Members Absent: Shannon Flynn, Jay Lewis resigned his position after the August meeting

Others: Barb Manuel- IPM

Call to Order: 7:00 pm

a) **Minutes reviewed.**

Motion 1: Brad motioned to pass the minutes as written. Larry seconded the motion. Motion passed.

b) **Treasurer's Report.**

\$7390 Outstanding Accounts Receivable

\$3238 Outstanding Accounts Payable (IPM, Watering, Jason's Services, Makower)

2 Residents have abandoned properties in the neighborhood.

A few items are write offs

Barb will email the Board hard copies.

c) **IPM Report**

1. **Insurance re: Fallen Trees – Individuals assume a risk when they go into a wooded area/park. The chance of someone suing and winning is small.**

2. **Encroaching homeowners need to get a letter to continue maintenance on the area(s) in question naming the insured. (One homeowner asked Barb to call their insurance company to clarify what they need. Barb called their insurance company three times (once Thursday, twice Friday) no answer. She will continue to follow up.**

3. **Snow Removal Contract – Most contractors want to submit bids by mid-Oct. to confirm a contract by mid-Nov. Confirms questions about rock salt vs. cc liquid.**

Homeowner Jay Lewis asked about getting another insurance quote for FRG. (Currently pay \$2422)

Motion 2: Brad motioned Barb to get new quotes on FRG insurance. Mustansir seconded the motion. The motion passed.

d) **Old Business**

1. **Confirm email vote on the shed request -**

Motion 3: Brad motioned to approve the shed request recently submitted by a homeowner. Mustansir seconded the motion. Motion was approved.

2. **Front Entry Sign Replacement** – Brad said the dispute with WB Township continues. We are looking at the same size signs with the newer style. Brad will continue. The sign company wants us to have the area surveyed to give us more leverage in the dispute. All agreed we have spent enough on surveying.
3. **Center Island Plants** – Looks fine at this point. Will look fresher in spring.
4. **Park Improvements** – Shannon is absent
5. **Bayswater Road** – OCRC should have a price for this job for the neighborhood by October. Larry will ask them if they can patch the Beauchamp entrance now that paving on Walnut Lake Road is complete.
6. **Tree Service** - Barb was asked to get a quote on the two marked (dying) trees at the entrance to the woods on Kingsfield.
7. **Annual Meeting** – Scheduled for October 22, 2014. Residents must have dues paid up and be in good standing in order to vote.

Motion 4: Brad motioned to proceed with a letter to Homeowner's regarding proxies, voting and rules for the Annual Meeting. Patty seconded the motion. The motion passed.

E New Business

1. **Fence Request** – Discussion about details. Barb is to investigate request further.
2. **March Meeting Minutes Questions**
 - I. **Mowing** - This is addressed in the letter to residents.
 - II. **Weed Control in the Woods** – They are woods; therefore no weed control needed.
 - III. **Woods Path Improvements** – On list of projects to initiate once the weather breaks in Spring.
 - IV. **Landscape dumping** - This is still an issue along N. Piccadilly. Send reminder letter out.
3. **Snow Removal** – John will itemize ways for contractors to quote based on last year's options and email to the Board.
4. **Wetlands Tree** – There is a tree cracked and fallen in the wetlands. Do we leave it or ask the Township to dispose of it. It poses no danger to anyone.

Motion 5: Brad motioned to leave the tree as is. Mustansir seconded the motion. Motion passed.

6. **Open discussion for Residents:**

Lubahns said their insurance company will not add FRG as another insured. Brian Marsh is their landscaper and he is insured. They request he be allowed to continue cutting the grass in what is the Common Area and not their property.

A homeowner asked if we can amend our mowing contract to add the Kingsfield Common Area for mowing. The Board does not want to increase the cost of mowing the Common Area that is actually woods.

Meeting adjourned at 8:17 pm

Next Meeting is the Annual Meeting scheduled for October 22, 2014 7:00 pm at West Bloomfield Parks and Recreation.