

Fox Run Green Homeowner's Association Executive Board Meeting – March 11, 2019

Board members present were President Charlie Sims, Treasurer Gayle Lubahn (via conference call), Larry Greenberg (via conference call), Mike Morrow, Cheri Nelson, Mike Cooper, John VanDerAue, and Paul Savine

The meeting was called to order at 6:36. PM.

Minutes:

The meeting minutes from the previous meeting were reviewed and approved.

Treasurer's Report:

A treasurer's report was presented, but there were several concerns about the quality of the reporting. John had requested December financials and they were not available. Debi indicated that the board could get direct access to the Onyx system at ADAC and she would request a generic account for the board and have it sent to Charlie.

Delinquencies:

Several delinquencies were discussed, details were to be provided and voted on at the next meeting.

Collections:

Discussions around what the policy should be for reminders, final notices, and turnover to ADAC, as well as when ADAC would be authorized to proceed through their process steps. Vote was taken to continue to use ADAC for collections.

Salting Review:

A full review of the salting season needs to be conducted at the end of the season, including the number of applications, locations that need the most salting, late plowings, partial plowing, and re-salting. Mike Morrow and Charlie Sims will be conducting this review in the spring.

Fence Variance:

A homeowner has requested permission to install a privacy fence and has reviewed with Charlie on March 10th. Plans were submitted after the meeting to the entire board for review and there were no objections.

The meeting adjourned at 7:28 PM to switch to the community meeting portion

Respectfully Submitted

Mike Cooper

Community Board Meeting – March 11, 2019

Board members present were President Charlie Sims, Secretary Salo Korn, Treasurer Gayle Lubahn (via conference call), Larry Greenberg (via conference call), Mike Morrow, Cheri Nelson, Mike Cooper, John VanDerAue, and Paul Savine

The meeting was called to order at 7:30. PM.

Budget:

There was a large increase in the price of plowing and salting. 20% increase in labor cost, and the price of 4 tons of salt (one application) went up from \$700 to \$900. As of the meeting, we were seven salt drops over our budgeted amount (\$6,300).

Options are to switch vendors to one that offers a fixed number of salt drops, return to salting just problem areas (reduced services), or continue with the same level of service and increase the annual dues.

A neighbor in the audience asked why are plows going against the flow of traffic. Multiple passes are made to push the snow, and some will invariably end up at the end of driveways. Concern was also expressed about the large amount of snow that was pushed on to the vegetation and the large amount of snow left at the intersection of North Piccadilly and Beauchamp. This will be addressed with our vendor at the end of the season.

Projects:

The new path going into Sully Sullivan park did not settle. We will be contracting to add slag and compress the path.

The tot lot is in desperate need of mulching. We will be filling the area with playground approved mulch

Landscaping/maintenance of islands being done by John VanDerAue. John has been doing this at extremely competitive prices. Cheri Nelson and Cathy Matthews are taking a poll to see what landscaping should be done on Hammersmith

Roundtable:

Question from Bob V - retention pond in commons area should be declared a swamp. Mike Morrow and Charlie Sims indicate this was discussed with the township and it is considered wetland. \$20,000-\$50,000 to repair. Bob willing to lead the effort to remediate.

Question - Is there is an update on the bylaws. We need 76% approval to get them approved. Salo indicated were also told we have to send a copy to every mortgage company to get their buyoff on change in bylaws.

The meeting adjourned at 8:01 PM to switch to the community meeting portion

Respectfully Submitted

Mike Cooper