

Mayfair Lakes Annual Meeting Minutes

April 11, 2024, 7pm Acme Green

Welcome - Cindy Cobb:

Welcome everyone to the HOA annual meeting for 2024. In attendance were 26 residents. We went around the room with self-introductions with name and address.

Minutes: Mike Jones noted that the 2023 and prior year annual meetings can be found on the HOA web site.

Financial Report - Paul Prysiazny:

Currently we have 196 homeowners. Paul reminded everyone that we reduced dues in 2022 by \$25 to \$225 a year since no ponds were scheduled to be dredged in the near future. Pond #6, which was the most recent pond that was dredged, cost almost \$150,000.

In 2024 we have 18 homeowners that still owe dues. One homeowner has a lien on their property because their balance exceeds our established threshold of \$500.00 in past due monies.

- Income 2023

\$ 44,435 Dues

\$ 3,963 Interest

\$ 2,418 Breakfast with Santa

\$ 130 Other

TOTAL \$ 50,947

Expenses

\$ 17,711 Ponds

\$ 3,761 Landscaping

\$ 500 Insurance and Legal

\$ 887 Electric

\$ 5,144 Miscellaneous and Events

TOTAL \$ 22,952

As of 3/31/24:

\$ 82,650	Bank CD's
\$ 32,850	Funds with Edward Jones Group
\$ 745	non-deposited funds
\$ 172,037	Total Assets

Accounts Receivable

Balance on 12/31/23	\$ 2,389
Collected through 3/31/24	\$ 350
2024 Invoices Billed 190	\$42,759
Late Fees	\$ 63
2024 Payments 3/31/24	\$ 38,458
Outstanding Due 3/31/24	\$ 6,394

Pond report - Justin Lonis, chair

We have 7 ponds in the neighborhood, and all are surface water retaining ponds to control run off and water from the streets and yards. They all flow either into the Tuscarawas River or onto the golf course and most of them are connected to each other. We just finished dredging pond 6. In the next 5 to 7 years, we will need to start on ponds 1 through 4 again to maintain water levels. We hire out the pond management to Aqua Doc to control weeds and algae. Fishing is only allowed with the property owner's permission; fishing is not recommended due to the yard and road runoff of chemicals in the water. We also hired a drone videographer to film ponds so we can review their needs and retain historical status.

Social - Tracy Palomo

We will have the 4th of July Parade back on Parfour Blvd. this year. Another big event this year is the food truck Wednesday. Watch HOA Facebook and emails for details. The garage sale is set for May 10-11 with food trucks (note we all agreed just to have one yard sale a year in Mayfair Lakes). Plans in the works for Breakfast with Santa, Halloween, Food Drive and welcome baskets for new residents. Please contact me if you have suggestions for activities in Mayfair Lakes.

Convents and Restrictions; As a reminder, before constructing any additions, pools, sheds, or structures such as gazebos, pergolas, fences, pool bars etc., detailed plans must be submitted to the HOA Board for review and approval. Plans may be sent to our email, info@mayfairlakes.org. Also, all trash cans and recycle cans must be stored out of sight from public view. Trailers, boats ,RV's can be only stored/parked in driveways for 72 hours.

Web Site - mayfairlakes.org; Facebook - Mayfair Lakes Homeowners' Association We invite you to use our website as a reference tool and means of communication with the board. Please let us know of any items that you would like posted or improved. Join our Facebook page; Mayfair Lakes Homeowners Association is a closed group easy to join. <https://www.facebook.com/groups/MayfairLakesHOA/> Email update:

If you are not receiving emails from the HOA, please send your name, email, and street address to info@mayfairlakes.org

Election - Cindy Cobb

The two positions that need to be filled this year for a 2-year term are Vice President and Secretary. We had a motion by Bob Muller and second by Bruce Hollingsworth to approve Mike Jones as Secretary. Mike ran unopposed. The motion was approved. For Vice President we had two candidates - Stephanie Plummer and Dan Vojtko, motion to move to elect, 1st Justin L, second Kevin S. vote was a tie, the residents present voted not to use proxy votes which some residents had sent, due to not everyone knew about proxy could be sent. It was voted by those present to redo the VP election by email. The two candidates would present their bio's and with a 7 day email response resident would vote for VP. Email was sent out to Residents on April 17 with a return date of April 24, 2024. (note 8 residents with bad emails were sent letters to vote by mail) response were counted by the secretary and treasurer, who did not vote. each lot had one vote, per By laws. Votes were matched to the address in the HOA. The following email was sent out to resident 4/25/24;

The results of the election for Vice President are Stephanie Plummer 44 votes and Dan Vojtko 25 votes for a total of 69 votes (each lot had one vote). Congratulations to Stephanie Plummer and special thanks to Dan Vojtko for their patience and understanding. Thank you to all the residents who voted. Moving forward, the HOA Board will work to improve the election process.

New Business - plans are in the works for a new entrance sign at the Raber Rd. entrance.

Also remind everyone about speed in Mayfair Lakes - @25 mph!! A long discussion on the lot at the corner of Rte 619 and Sawgrass Dr., where trees have been cut down. The lot is owned by a developer, hoping for a sale in the future. It has been for sale for 20 years. We will look into discussion with City Zoning.

Report from Barb Babbit City Council;

- council passed legislation on Tuesday allowing for dogs (on leashes and controlled) in almost all of Green Parks. Keep your eye out for details in the city's newsletter

- city taxes are due 4/15

- if you are interested in the Community Leadership Initiative program, applications are due by 4/30. Info on website

- veteran commemorative banners (for display in veterans park) are on sale thru 5/1

- many questions from neighbors about the trees at Sawgrass & 619. Per the city planning director: the owner of the property (Schultz) got a permit to clear the land in anticipation of building a "medical building".

- upon requests from neighbors and so far to no avail, I have made numerous attempts to get the city/sheriff to increase efforts to control speed in ML. We have a new rep from the sheriff's department and hopefully he will come through with increased speed monitoring.

Please email me with questions or concerns

Bbabbitt@cityofgreen.org

Respectfully

Mike Jones, Secretary Mayfair Estates HOA

