

Board Members of HOA

Vacant - President; Stephanie Plummer - Vice President/Acting President; Mike Jones - Secretary; Paul Prysiazny - Treasurer

Michael Hilgert - Pond Chairman; Bruce Hollingsworth - At Large; Kevin Stahl - At Large ; Wendy Hilgert At Large Social; Shari Arfons At Large

Meeting Called to Order by Stephanie Plummer

Presentation by Barb Babbitt Green City Council and Resident of Mayfair Lakes-- Barb reported that the city will start construction of 3 new roundabouts in 2020 on Massillon Rd (Raber and Massillon Rd, Stein Dr. and Massillon Rd and 619 and Massillon Rd). There will also be a small one at Myersville Rd and 619 completed in 2019. Utility work will begin in 2019, they have started now! Barb, noted it will be an issue for us getting out and in of Mayfair Lakes, but should be completed by fall of 2020. Also coming up is a new Green Fire Station on the corner of Raber and Mayfair Rd in near future, which will serve us and lower insurance. There were also questions about snow removal, you should always call City. There were lot of questions about roundabouts, she suggested you call the City for more details they are always very good about getting back.

Introductions of the Board members, as well as we have an opening for President and Treasurer, we have one candidate for each, which will vote on tonight.

Minutes of 2018 Annual Meeting Read and Approved; Mike Jones

Finance Report Given by Paul Prysiazny:

Income

Dues	\$40,584.20
Breakfast with Santa	\$ 780.00
TOTAL	<u>\$41,364.20</u>

Expenses

Pond Maintenance	\$ 5,245.00
Common Area Landscaping	\$ 3,336.72
Insurance and Legal Fees	\$ 1,365.00
Breakfast with Santa	\$ 1,462.03
Electric	\$ 687.80
Annual Meeting	\$ 438.06
Miscellaneous (office supplies, PO Box rental, garage sale)	\$ 1,022.27
TOTAL	<u>\$13,556.88</u>

Added to Treasury **\$27,807.32**

As of 3/31/19:

Funds in bank \$ 57,944.43

Funds with Edward Jones Investment Group \$ 30,027.85

Certificate of Deposit with Edward Jones \$ 49,995.12

Funds in PayPal account \$ 1,854.10

Non-deposited funds \$ 1,755.00

TOTAL **\$141,576.50**

Balance on 12/31/2018 \$ 3,554.00

Collected through 3/31/2019 (\$ 310.00)

2019 invoices billed (193 properties) \$48,250.00

2019 late fees billed through 3/31/2019 \$ 60.00

2019 dues paid through 3/31/2019 (\$42,505.00)

TOTAL OUTSTANDING \$ 9,049.00

14 homeowners owe money

9 homeowners owe for 2019 only

Three properties currently have liens filed against them (\$3,633.00)

One property is in danger of having lien proceedings initiated (\$510.00)

Liens stay in force until total amount due is paid by owner or property is sold

Inexpensive way for HOA to protect its receivables

Pond Report Given By Michael Hilgert:

2019 Mayfair Lakes Pond Report

2018 (Comparison Only)

AquaDoc 7 Ponds	\$5,245.00
Landscaping	\$3,629.50
-2018 contract 8 payments	
Pond Maintenance	
- None performed.	
TOTAL	\$8,874.50

2019

AquaDoc (6.7% Increase from 2018)	\$5,600.00
7 Ponds (April-Oct; Est. every 2 weeks)	

Landscaping	\$3,629.50
-8 payments (S/A 2018)	
Front & Rear Spray, mow, crabgrass, weed, trim, & mulch islands	
Pond #6 Estimate + landscape & seeding (Possible this year)	130K
- New S.S. Grate Estimate	\$512.40
-Ponds needing grate updates 1,2,3,4,7	
-1 pond/year	
TOTAL NOT INCLUDING POND #6 CLEANING	9,741.90

Pond #6 last to be cleaned. Previous plans abandoned due to sediment deposit location effects wet land restrictions.

Had company estimate the sediment amount in summer of 2016 for accurate cost to clean. Est. 5,300 Cubic Yards.

130K to dredge pond. Most expense is the hauling sediment off site. Nowhere on site to spread it out.

At current cost, the HOA can clean this year but would drain most of the saved funds.

Tentative plan is to meet with 6 home owners that border pond with a contractor to review plan, we hope to do pond over the winter 2019/2020 to save money and put costs into 2 year budget

Lots of discussion on this project;

Blue-Green Algae showed up in pond #4 Sept 2016. We have had 2 years free of this issue. These blooms are common throughout Ohio. They are harmful in that when the algae die off because they have grown out of control, they can release a toxin which is harmful to wildlife and people. The best plan of action would be to recognize the bloom when it is happening so that Aqua Doc can treat the pond. People should shut their aerators down and not have contact with the pond water until the algal bloom is resolved.

These algae come from build-up of prosperous in the sediment from lawn fertilizer run-off. It will most likely come back.

Pond water needs to be 60 F + for AquaDoc to treat. There is a green/black alga (spirogyra) in the spring of the year. I am aware of this and it will be treated as soon as the water warms up.

Social Report Given by Wendy Hilgert;

Garage Sale - Friday, May 10 & Saturday, May 11 from 9:00am – 3:00pm each day

- Neighborhood Preview - Thursday, May 9 ** 7:00pm – 9:00pm **

Please turn on porch light if participating

Boy Scout Troop 330 will pick-up leftover items that you would like to donate and will give a receipt
Please arrange for pick-up by emailing: Troop330green@gmail.com someone will respond to you to setup a time.
Please reference **Mayfair Lakes Garage Sale** in Subject line

Akron RubberDucks Family Night - TBD

JULY 4TH PARADE: Thursday, July 4 - Start time: 11am

BACK to SCHOOL PICNIC: Saturday, September 14 - 6:00-8:00pm, Boettler Park (Pavilion closest to playground)

HALLOWEEN Trick or Treat: Will coincide with City of Green's date

BREAKFAST with SANTA: Saturday, December 14th – 11am

Any suggestions for social events: Text 330-685-5426

Website Report Kevin Stahl

Website: www.Mayfairlakes.org

Resource Area lots of information on website about HOA

Contact Information

Email – info@mayfairlakes.org

Mailing Address - Mayfair Lakes Homeowners Association
3939 Massillon Rd Ste 801 - Box 10
Uniontown, OH 44685

Facebook page

<https://www.facebook.com/groups/MayfairLakesHOA>

Declaration of Easements, Covenants & Restrictions - See web site for details;

Submit plans to board for: additions, sheds, & fencing for approval

Mailboxes – cedar wrapped mailboxes available online

Amazon & Ebay \$79.00 + shpg

Store trash cans/recycle can out of street view

There was discussion on neighborhood walkers at night - should wear reflective clothing or carry a lite for cars.

There was also discussion about golf carts - should be kept on the roads and driven by license drivers.

Elections: A letter was read from our nominee (Todd Durfee) for Board President, for a 2- year term, a motion was made by Stephanie Plummer to move to nominate Todd, second by Mike H., motion approved – members present voted and Todd was elected unanimously - Congrats Todd.

Stephanie P. made a motion to nominate Paul Prysiazny for a 2-year term as Treasurer, motion second by Mike H., motion approve – members present voted and Paul was elected unanimously - congrats Paul.

New Business - no new

Meeting Adjourned at 8:45pm