

Mayfair Lakes Annual Meeting Minutes June 7, 2022 7 pm Torok Center

Welcome – Kelli Shultz,

Welcome everyone to the HOA annual meeting for 2022. Kelli announced that she has been interim president since last fall, however she will be leaving the neighborhood, thus there is a need for a new president ASAP. In attendance were 33 residents, we went around the room with self-introductions with name, number years in Mayfair Lakes and address. Kelli spoke about the need for a president. If no one volunteers, our options are to have Stephanie Plummer VP as acting president and then have the discussion of hiring a management company to run the HOA. The dues would have to be raised to fund this option. Will Discuss more tonight.

Financial Report-Paul Prysiazny,

Currently we have 196 homeowners of which 39 are original owners. Paul reminded everyone that we reduced dues in 2022 by \$25 to \$250 a year, since no ponds will be dredged in the near future. The cost is about \$100,00 each to dredge the ponds. Pond #6 has just been finished. In 2022 we have 5 homeowner that still owe dues. One homeowner is way past due with a lien on the home with fees, this is done when owed dues reach \$500 .

- Income 2021

\$ 49,149.95 Dues

\$ 278.24 Interest

\$ 1,398.32 Breakfast with Santa

\$ 1,998.34 Other

TOTAL \$ 52,824.85

Expenses

\$ 108,245.31 Ponds

\$4,226.59 Landscaping

\$ 9,985.47 Insurance and Legal

\$

\$ 971.72 Electric

\$ 5,271.55 Miscellaneous and Events

Total \$ 128,700.64

As of 5/31/22:

\$ 96,084.52

- Funds with Edward Jones Investment Group

\$ 32,411.55

- Non-deposited fund

Pond report-Justin Lonis,

Justin noted that he is new to this volunteer position. Special thanks to Michael Hilgert who did it for 10 years. 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 into the golf course and most of them are connected to each other. We just finished 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 ponds annual management with Aqua Doc to control of weeds and algae. Fishing is only allowed with property owners permission; fishing is not recommended due to the yard and road runoff of chemicals in the water.

Social- Tracy Palomo

Everyone thanked Tracy for the great job she has done. She is new to this volunteer position. Tracy talked about the need to find a new location for breakfast with Santa event, which had 160 total attend. We will also have the 4 th of July Parade back to Parfoure this year. Another big success this year is the food truck Wednesday. Watch HOA Facebook and emails for details. Special thanks to Wendy Hilgert who did the position for years.

Update of Covenants and Restriction- Kelli Shultz

The board hired an attorney to update and better define a few of the items in the bylaws and rules of HOA. There was a fifth amendment added to get more board volunteers and outbuilding rules defined. All key positions will have the dues waived as a small token for the work. The main rule change is define size and regulations of the outbuilding allowed on each property. The new rules and amendments will be sent to everyone and put back on the web site. There was much discussion on what has happened in the past and existing structures will receive a waiver. The key point is only one outbuilding per property which is limited to 120 square feet and 12 ft tall.

Election- Stephanie Plummer

The two position that need to be filled this year for a 2 year term are President and Treasurer. Thankfully Paul Prysianzy has agreed to be Treasurer, and Cindy Cobb has agreed to be President. We had a motion by Stephanie and second by Michael, vote, all approved. Thank you.

New Business – Kelli

There was a long discussion on the pros and cons of hiring a management company for the HOA and the costs with increased dues. This would have to be voted on in the future. The overall discussion on a management company was tabled.

Another long discussion was held regarding residents who do not follow the rules and regulations on the HOA. From non-approved out building (which need HOA approval and City of Green)to trash cans in sight of street (which is a rule)to trailers and boats in driveway more than 72 hours (another rule). We also discussed houses not kept up (yards mainly) to cars in yards or not licensed or running. The board needs to make a list of current or outbuildings. The board needs to form a sub committee to investigate fines needed for residents who after being warned several times on rules broken. Warning Plan, verbal warning, letter notice, monetary fine , legal action by HOA.

There was discussion at fishing on the ponds. It was noted that every property that borders a pond has the right to give or not give permission to fish. Rules or waivers, regarding fishing would be hard to enforce. It was reminded that these are surface water retaining ponds.

Speeding in the neighborhood was discussed. We will try signs again, as this continues to be a problem, Speed limit on all streets is 25 mph.

Barb Babbitt City Council- Reported on the widening of Raber Rd from Parfour to Mayfair Rd. This could be a problem. It will not happen till 2023. She also noted that roundabouts on Massillon Rd will start in fall 2022. We will just have to work around construction. She also noted the new business next to Taco Bell is a coffee shop (Human Bean). The City is also working on a new code for properties to follow.

Closing- No further Business, meeting adjourned at 9 pm

Respectfully

Mike Jones Secretary

