

Mayfair Lakes Homeowner's Association Annual Meeting
Legends
April 11, 2017

Stephanie Plummer - Vice President, acting President
Courtney Mitchell
Katie Witmer
Wendy Hilgert - Social
Michael Hilgert - Ponds
Kevin Stahl
Shari Afrons

- Introductions
- Last year's minutes were read and approved
- Board Positions open - President and Treasurer, 2 year terms
 - if no volunteers go to a management company
 - accounting for the year alone is \$6,000
 - \$9,000 for the whole management of the association
 - if you are on the board your dues are waived
- Courtney - financial update
 - assuming a 90% collection rate
 - low expenses with the exception of the ponds
 - lawn maintenance
 - AquaDoc every other week during the summer
 - Insurance for the board members, electric for the entrance, other misc items
 - Dredging of Pond 6 - need to raise dues to cover this cost
 - Overview of position - pay the bills, invoices, collections/liens,
 - do we create a welcome packet for new neighbors that would include the covenants and other pertinent information?
- update to date version of the covenants mailed to each homeowner? direct homeowners to the website
- mail out a letter to homeowners directing them to the website for more information
- Paypal is now an option for dues payment
- at Breakfast with Santa the association pays for Santa and crafts homeowners pay for food.
- motion to approve the budget. Budget passes

Ponds - Michael Hilgert

- Michael is also responsible for the landscaping
- if you are using pond water for irrigating your yard there is potential for your yard to be burned
- in the process of replacing the grates on the ponds
- do not regulate the water level
- built as a flood control
- ponds were dredged in 2009/2010, pond 7 in 2013
- pond 6 needs to be dredged
 - survey done to determine how much sediment has to be removed
 - \$140,000 for pond 6 because of the large amount of sediment that has to be removed and hauled out of the neighborhood

- Pond 4 - blue green algae -
- If there are issues with the ponds contact the association, not the City. The association is equipped to handle issues with the ponds
- Fishing in the ponds - ask the homeowner
- association treats the water, association does not own the water

HOA Dues -

- dues increased to \$200 from \$150
- increase is to fund the dredging of Pond 6 and also to have enough to restart the dredging of the other ponds
- dues will increase to \$250 for 2018
- other neighborhoods
 - Mayfair East \$415 - management company, has 2 ponds, no social
 - Raintree - \$225 - 2 ponds
 - Hyde Park -\$150 - 1 pond (larger neighborhood)
- Paypal is now an option to pay dues - 6 homeowners have used the option
- Is it necessary to dredge the pond? can we drain it instead?
 - drained the pond and it filled again in 2 days
 - storm water management system
- Targeted amount for the ponds?
 - did a run rate for 10 years
 - step approach for the dues to raise funds for pond 6
 - after pond 6 the annual dues should cover the other ponds when they need to be dredged again
- how often and how much does it cost to dredge the ponds?
 - 6 of the ponds cost \$20K each to dredge
 - pond 6 costs \$120K
 - how often do they have to dredged ? every 10-15 years
 - Pond 6 is so costly because the sediment has to be hauled out.
- Make the pond position a board position
 - requires
 - as the dues go up what is the maximum we can expect to pay?
 - hoping to hold it at \$250
- the dues have not gone up until recently -
 - the life of the ponds is 15-20 years . Now that we have to dredge the ponds the dues have to go up
- Balance in Edward Jones - \$23K

Social -

- Garage Sale - May 12, 13
 - neighborhood preview Thurs night
 - info is on website under resources
- Wendy Hilgert - social chair
- 4th of July Parade - kids decorate bikes in Parfour cul-d-sac
- Back to school picnic - Boettler Park - association provided hot dogs, was a potluck for food and drinks
- Halloween - trick or treat will be on City's date
- Breakfast with Santa at Raintree

- Kevin - website overview Mayfairlakes.org
- covenants, by-laws,
- e-mail info@mayfairlakes.org
- now have a general mailing address
- 3939 Massillon Rd Ste 801- Box 10 Uniontown, OH 44685
- NextDoor.com - general website

Covenants and Restrictions

- trailers/boats in driveways for no more than 72 hours
- golf carts being ridden through other's yards - stay on the road
- submit to the board plans for any additions
- outbuildings -
 - declarations state 1 bldg per lot. next section states outbuildings
 - if you want to put up a shed submit your plans to the board - remember the assoc requires a 15ft easement
- 3 season room requires HOA approval -
- mailboxes - can they be stained or painted?
- Trash cans/recycle bins - they are to be stored out of sight from the street.
 - not on the side of your house
 - not visible from the street
- on the website there is a summary of the declarations - major do's/don'ts

Board Nominations

- Paul Prysiazny for Treasurer - nominated and approved
- Kryie Jacobson for President - nominated and approved

Any new business?

Meeting adjourned at 8:17pm