



AUTUMN WOODS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 17, 2022

Roll Call – Theresa Ronayne, June Starkey, James Fogarty, Steve Heller, Greg Daly, Christine Visnic, and Jill Lafrenz

Call to Order – The meeting was called to order at 6:30 pm

Residents in attendance: 25

Disposal of Any Unapproved Minutes – Jill Lafrenz made a motion to waive the reading and approve the December 6th minutes, Theresa Ronayne seconded. There was a discussion about the approval of Members Meeting minutes at a board meeting, and should those minutes be approved instead at the next Members meeting. If they are unapproved, they will not be posted. Christine Visnic wanted to make some comments about the minutes, so the motion was amended to read that the December minutes would be reviewed along with the January minutes at February's meeting.

Presidents Report: Theresa Ronayne Welcomed the new members, Christine Visnic and Greg Daly to the board. Theresa stated that in November, the attorney for our association was contacted by an outside attorney stating that he represented several homeowners in Autumn Woods pertaining to the Lake discussions. During these discussions the attorney made a threat of an impending lawsuit if certain demands were not met. As a result of this threat, the matter is now in a proposed or pending litigation status with our attorney and will not be further discussed. I have asked Vice-President Steve Heller to head up an independent Litigation Committee that will work directly with our attorney as we further develop our defense strategy. She added, this board will be focused on moving forward in 2022.

Treasurers Report. James Fogarty

Checking Account \$150,175.72

Reserve Account \$ 54,962.22

Jim Fogarty made the board aware that we were able to collect 100% of homeowner's assessments in 2021 and that 70 homeowners have paid their assessment for 2022.

Jim reported that our Accountant has successfully moved a number of standard monthly bills to autopay eliminating the delay in getting bills paid on time

Jim Fogarty asked if the board could zero out two small budget amounts that have been on the books for a long time (less than 20.00 each) to clean up the books. Theresa Ronayne made the motion to do that, Greg Daly seconded and the motion passed unanimously.

Please note that the December financial report will be posted on the website.

Committees.

Compliance: Jim Ronayne Jill Lafrenz made a motion that Jim Ronayne be made a non-voting officer of the board as he has served the compliance committee for years and has agreed to continue. The motion was seconded by Steve Heller and passed unanimously. Jim Ronayne said that community reviews will resume now that the holidays are over. Jim made the board aware that there are items that need to be addressed. First we are required by the State to maintain all member's email addresses and have them opt in to receive electronic communications. Jim offered to coordinate that effort Finally the architectural manual and the rules and regulations need to be updated. Jim Ronayne, Greg Daly, Christine Visnic, and June Sharkey will work on this project.

Community Relations: Jill Lafrenz

Hopefully by springtime we can begin to have outdoor activities. Anyone interested in joining this committee can send an email to the association. We welcome both help and your ideas. Christine Visnic made a motion seconded by Jill Lafrenz to ask members if they want to have their information published in the

2022 directory when we contact them in a few weeks to confirm what is in there today. Jill Lafrenz will coordinate this effort

Architectural Committee: June Sharkey

June is working with one resident looking to build a structure in their backyard.

Maintenance: Greg Daly

Greg has graciously offered to oversee the maintenance committee

He will be looking into the electrical problem at the entrance to Autumn Woods, the cameras in the park.

Old Business

Jill Lafrenz made a motion to put a Knox Box in the park seconded by Steve Heller. There was a discussion regarding the status of putting a bike rack in the park. Greg Daly suggested that the bike rack be included in the motion. Jill amended her motion to include the bike rack, and the motion passed unanimously. James Fogarty has a contact with the fire department and will work on the Knox Box.

New Business

Our garbage costs have gone up, Jill and Theresa will look at the contract we have and report back next meeting

Linda Laguna has volunteered to keep the doggie bags stocked in the park. Thank you, Linda for your help. Community members, please remember to take only what you need.

June Sharkey said she was approached by a member asking for longer benches or more benches on the tennis court and a sign on the court regarding proper attire. Greg Daly will be following up on these issues.

The board discussed the possibility of shade covering in the dog park. A discussion ensued and it was thought that a more attractive solution would be to plant trees and add more benches to the shaded area.

Theresa Ronayne made a motion to investigate the cost of benches for the dog park and tennis courts seconded by Christine Visnic and passed unanimously. Greg Daly will be following up at the next meeting.

An audit has been suggested, as we did not have one in 2021. James Fogarty made a motion to approve an appropriately leveled audit for our Association, seconded by Jill Lafrenz and unanimously approved. Jim will investigate this and report at the next meeting

Guest Questions:

A question was asked about the possibility of adding a water fountain, for people in the park. Theresa Ronayne makes a motion to have Greg Daly and Christine Visnic investigate that possibility and report back to the board.

There was much discussion about the lakes. The common areas are being treated by Solitude once per month. Theresa brought up the Adopt a Pond Program that will be implemented on Meadow Lake West and Christine Visnic offered to participate in this effort.

There was a question regarding the amendments being filed. While the amendments were not on the agenda as a discussion item, the question was answered stating that the amendments that passed have been filed.

Theresa Ronayne made a motion that Greg Daly and Christine Visnic investigate having a water fountain, for people, in the park, seconded by Jill Lafrenz and passed unanimously.

Greg Daly will investigate putting a back board, for single practice, on the tennis court.

Jill Lafrenz then closed the open session at 8:29 pm whereby guests left the Zoom Meeting.

The remainder of time was spent discussing Compliance issues, how to keep basket balls from falling into the lake, and the fining committee.

The next board meeting will be held on Monday, February 21, 2022, at 6:30 pm via Zoom.

Meeting adjourned at 9:14 pm.

Submitted by: Jill Lafrenz

Approved by: 