



Fox Run Settlement
Annual Homeowners Meeting
Wednesday, March 26, 2025
Generations, 1500 Douglas Dr, Plymouth
7:00pm



Present: Josh Kurtz, Matt Steinhardt, Mary Kay Steckel, Mary Hauser, Tom Steckel, Dave Hauser, David Zimmerman, David Van Dyke, Lynn Chisholm, Kris Cherukuri, Jack & Karen Jens, Louis & Denise Coulis, David & Susan Brown, Courtney & Kyle Turner, Christopher Lasocki.

1. Call to Order

All members were asked to sign in and review last year's minutes. As there was a quorum present, Josh Kurtz, the President called the meeting to order at 7:05 PM.

2. Approval of Minutes

1 correction to the spelling of David Zimmerman's name will be made to 2024 minutes. Pending no other issues, minutes were approved. Motion made, seconded and approved.

3. Treasurer's 2024 Report and 2025 Proposed Budget

Mary Kay Steckel presented the 2024 Treasurer's report. The 2024 Budget-to-Actual report and proposed 2025 budget are included as Appendix A. With the increase in dues, it is allowing a small buffer to be retained.

2023 Revenue

- As usual, Roads and Snow Removal are the two largest costs. Together, they represented approximately 94% of expenditures 2024
- Total expenditures were 30% or \$7197 under budget, due to a milder snow removal requirement.
- Ending bank account is \$33,521.

2025 Proposed Budget

Mary Kay highlighted two issues facing the budget – unpredictability of snow removal and deteriorating of road conditions and dealing with them. The current dues with increase will cover 2024 unless we have substantially more snow or unexpected repairs. Allowed for a 15% increase for inflation.

- Roads are budgeted at one grading per year.
- Snow removal is budgeted at \$10K and our current spend is \$7590, but expecting another billing.
- Total expenditures are proposed to be \$21,675, which includes a retained \$10,000 to go towards roads.

Discussed that a proposed budget, which is just covered by dues and will allow a slight buffer again. With dues at the current rate our income is \$25,970. All documents are also available online on the owner forum.

Old Business

Roads

For the 3rd year discussion of what to do with roads was had. In 2024 at the annual meeting, it was approved to move forward with the first section but then after meeting, opposition surfaced. With current quote, it would be an assessment of \$2500 per house. Only 13 households were represented at meeting. Another vote was held with 12 for and 1 opposed. Mary Kay volunteered to visit each house in subdivision to distribute materials and discuss assessment. Matt will update quote and find a schedule for doing the front portion.

Propane

Josh reported that he will negotiate with Performance Propane again the propane price over the summer.

Recognitions

Josh and Matt thanked and recognized board members and committee members for their support.

4. New Business

2025 Improvements

There are a couple of stop sign posts that need replaced/repared. Matt indicated that there were individuals responsible for those and they would be taking care of that. The group discussed the pile of trees placed on the other side of the tree line on the first section of Oak Nob. There is some concern about what that will do to the tree line, as well as fire issues. Tom Steckel volunteered to speak with the farm field property owner. Concern raised regarding a large berm being built on the west side of the subdivision by the old gravel pit. Property boundaries are at stake and it was recommended to locate your lot stakes or have a survey done. Many properties extend into the roads.

Spring Clean Up

Louie & Denise Coulis again volunteered to host Spring Clean Up on Saturday, May 10 (weather permitting). Kris Cherukuri volunteered his property for burning/disposal of the brush. 8:00 am, Coulis property, Saturday, May 10.

Election of Board Members

A new member was presented to the group for the board. A motion was made, seconded and passed to accept David Van Dyke onto the board.

5. Adjournment

There being no further business, Josh Kurtz adjourned the meeting at 8:10 PM.

Respectfully Submitted,

Mary Hauser

Appendix A
2025 Treasurer's Annual Report

Proposed 2025 Budget

Road Paving

Proposed Budget

2024

Opening Balance	\$25,168.45
Credits/Dues	\$25,521.56
Debits	\$17,168.36
Closing Balance	\$33,521.65