

Gray Fox Annual Homeowner's Meeting

November 16th, 2025

Held at Mark and Tonya Rutsey's

President Jeff S. started the meeting. Jeff asked John Gentry if we have a quorum. John indicated that we had 30 plus members via proxy and or attendance at the meeting. Jeff announced that we did indeed have a quorum.

The meeting minutes from last years annual homeowner's meeting were read by John G.

Jeff asked for approval of those minutes, and there was a motion to approve, and a second, so the previous year's minutes were approved.

Mark Rutsey reviewed the 2025 financial reports, stated we are looking pretty good. Also stated that we are hoping to lower the annual dues for 2027.

Douglas Schoelles asked a question about neighborhood road conditions and if the roads need repaired or repaved, who pays. General discussion revealed that in 2013, the county paid 60% and Grayfox paid the other 40%. It was discussed that there was an assessment for this cost to the homeowners, and it was roughly \$900 split up over two years.

John Broski asked about the cost of the common area **landscaping? [not sure what he really asked about]**. John B. also mentioned that the streetlights were not functioning properly. Mark R. mentioned that Huntington Electric was supposed to have repaired the streetlights slightly over a year ago. Several residents also mentioned that streetlights in their areas were not functioning properly.

The lights that were identified: [1] at the intersection of Fyxn and Cinereal, [1] on Cinereal Ct, [1] at near the entrance to our neighborhood.

Stephen Huber, who works in the electrical division for Shambaugh & Sons spoke about how the photo sensors are often the problem, or possible wiring issues due to the age of the lights. Jeff S. stated that the board will take this issue up at our next meeting.

Dues were discussed again, and it was noted that they will remain the same for one more year, [2026].

Jeff asked for a motion to approve the existing board members for 2026. Douglas S. made the motion, Randy B. second the motion, motion approved.

Next Jeff S. read the water report. The water infrastructure was discussed, especially the flush valves and wiring replacement at the wells. PFAS testing was discussed as well as the coliform testing. Our current water testing company lead person, Bill Boetcher was brought in, and an original water spicket was replaced. Jeff Soldner is now a public water administrator, which is our neighborhoods go-between with the testing company and the state of Indiana. Jeff stated that he will send out the report to the membership. A question was asked about the longevity of our pumps, it was discussed that they were upgraded to VFD systems and that both pumps were replaced approximately five years ago.

John Broski thanked the Jeff for repairing the flush valve at the cul-de-sac of Fyken Run, near his home.

Next Jeff S. spoke about the architectural committee, currently at 4 members. Mark R. discussed the approval process, noting he needs emails and they need to include drawings, sketches and details about requests for approval.

Next was the landscaping topic. Didier's price will remain the same for 2026. Discussed budget was for 26 cuts, only 23 were performed, so that savings was used for work in the common areas for dead tree removal, trimming, etc.

Burning leaves in the common area was next on the discussion: Don't burn leaves in the spring, only in the fall. Need to watch and maintain the fires. Leaf pickup by the county was discussed, too expensive. It was also noted that no one should blow leaves into the center esplanade and just leave them.

Jeff thanked everyone for keeping their yards and lawns looking good.

General Discussion:

Water smells, home water filters turning black. Jeff S. talked about using RO systems and water softeners.

Webpage. The need to improve the webpage was talked about, and is necessary for the water system regulations, specifically well head protection program must be noted on your neighborhood webpage. Jeff asked for ideas.

Mark R. talked when email would come out requesting dues for 2026.

Susan B. asked about tree plantings, and it was mentioned that a sketch should be sent in for review to the architectural committee. All of the architectural review request should come in via email.

Kevin Gimre asked about the water table levels and Jeff gave some possible depths based on past meetings and or files.

Tonya R. asked how long Jeff S. had performed the water testing and it was noted he passed his qualification test in 2007 or 2008, and was testing the water around 2010.

Jeff S. asked for a motion to adjourn. Douglas S. made the motion, John G. second the motion, meeting was adjourned.