

Grayfox Meeting Minutes May 5, 2026

Attendees in person: Karen Soldner, Jeff Soldner, Mark Rutsey, John Gentry, Joe K, Doug S. (proxy for Deb), Susan B

Subject	Discussion	Plan
Approval of last meeting minutes.	No issues	Susan made motion to approve and Mark 2 nd
<p>Old Business –</p> <ul style="list-style-type: none"> <li data-bbox="253 583 553 619">• Repair streetlights <li data-bbox="253 936 477 1003">• New Grayfox Website <li data-bbox="253 1829 570 1896">• Water Report – Jeff Soldner 	<p data-bbox="604 583 964 884">Fuhrman Electric troubleshooted all lights and electrical boxes for power supply. 4 are out. Quote submitted to remove and replace 4 LED lightfixtures for \$3950. Discussion of BOD</p> <p data-bbox="604 936 976 1780">Joe, John and Deb worked on this project. Joe K has created the new Website Grayfoxa.com This website contains Covenants, Architectural Guidelines with form request, ByLaws. Also contains Directory, BOD minute meetings/ events/updates. Meeting 3/31/26 a motion was made and approved to fund Wix core plan for 3 yrs for maintenance of web page (\$11/mo) and to fund Wix domain name and url (\$20/yr) All BOD members approved. Website and Email cost average \$4.27 per homeowner for 3 years.</p> <p data-bbox="604 1829 976 1896">A level 2 assessment was by IDEM was done and as a</p>	<p data-bbox="1003 583 1398 884">After much discussion a motion was made to have Fuhrman Electric complete the repairs of 4 street lights by Susan B and Mark R 2nd. Jeff and Karen refrained from voting as a conflict of interest.</p> <p data-bbox="1003 936 1398 1157">Thank you so much to Joe K. for doing all the work to create this website. Hopefully neighbors will utilize this for all information/communication.</p>

<p>Architectural Control – John Gentry</p>	<p>Grass is growing very fast and mowing has already been done 5 times.</p> <p>John Didier removed stumps out front and reseeded areas there and by the well heads.</p> <p>Trimmed up around Pine tree to the right at entrance and removed old Yucca plants.</p> <p>Discussion about possible need to amend architectural guidelines regarding new products that could be used? Need to think about the future with new products.</p>	<p>Mark R talked with John Didier with the need to try and keep our mowings for the year to 26.</p> <p>Comment from Susan regarding John mowing grass clippings into pond due to fertilizer issue. Mark will talk to John about this.</p> <p>John Gentry will continue to work on this. May need separate meetings to discuss options.</p>
<p>New Business</p> <ul style="list-style-type: none"> • Lot 27 erosion concerns 	<p>Jeff received letter from Paul and Cheryl Raiman which was read to the members of the BOD. A lengthy discussion was had with members that were involved in the past concerning these erosion issues.</p>	<p>The issue is tabled for now until the BOD has more time to decide on exactly how to explore exact measurements and options.</p>

<ul style="list-style-type: none"> Quarry issue 	<p>Susan Bollinger spoke about proposed Quarry and its effects on our Water table, air quality and home values etc.</p> <p>Other HOA's are signing petitions against the Quarry.</p> <p>There is a meeting in Ft Wayne May 26th at 5.30 at the Coliseum where the Allen County Plan Commission and Board of Zoning will hear public testimony.</p>	<p>A motion was made to have Susan draft a letter and email the BOD for approval for No support for the Quarry.</p> <p>Joe will send an email to all neighbors to sign the No Quarry petition and that the members of the BOD recommend this.</p> <p>This motion was approved</p>
<p>Subject</p>	<p>Discussion</p>	<p>Plan</p>
<p>Resignation of BOD member</p>	<p>Jeff read an email from Justin Fletcher resigning from the Grayfox BOD.</p>	<p>All BOD members approve removing Justin from BOD.</p>

<p>Adjournment</p>	<p>Jeff Soldner made a motion to adjourn and it was 2nd by John Gentry.</p>	
---------------------------	--	--

