

Fox Meadows Homeowners Association, Inc.

Board of Directors

Landmarc Real Estate

February 13, 2013 @ 7:00 PM

Pool House

Original Meeting Minutes

Present:

Dr. Charles Amory, Jack Filmeck, Reed Adams

Management: Bethany Halle, ARB Committee Mark Luketic and Chris Mason

Absent: Dedra Brown, Dennis Hanberry

Called to Order:

Time 7:00 pm by Dr. Charles Amory

Verification of Quorum:

Three Board members were present

The meeting minutes for January 9, 2013 were submitted to the board for approval and a motion by Reed Adams to approve the minutes submitted of the January meeting. The motion was seconded by Jack Filmeck and carried unanimously.

Homeowner Comments:

N/A

Officers Reports:

➤ **Presidents Report:**

Dr. Amory updated the Board on his work with elected officials in the County and State levels on the matter of abandoned properties and the delinquent accounts.

Treasurer's Report: Manager Halle gave a detailed verbal report based on the written report of financials ending December 31, 2012. She stated that the majority of expenses were in line with the 2012 budget and the assessments were close to being on budget as well. She stated that the association had \$56,810 in their reserve accounts.

➤ **Other Reports:** none at this time

➤ **Committee Reports:**

- **ARC Committee:** The committee updated the Board on the status of the proposed updates on the Architectural Guidelines and hoped to have a full draft for the March meeting.

➤

Management Report & Discussion:

- Manager Halle stated she was able to update some of the items on the website and would contact Judy Filmeck to try and finalize certain areas she

was having trouble working with. She hoped to have the site up in April in time for the pool season and before the Annual Meeting.

- Manager Halle stated that she would be working on a spring newsletter and encouraged the Board to suggest anything they would like to see in the edition.
- Manager Halle commented there may be some items needed for the upcoming pool season and would be doing a detailed inspection in late March or early April.

Old Business

Pool Deck Repairs

The Board discussed the pool deck repairs and Manager Halle presented two bids for sealing the cracks as well as an epoxy covering for the decking. The Board asked if Manager Halle would try and facilitate having the representative from High Sierra at the next meeting.

Sign Repairs

Manager Halle stated that the front entrance sign needed to be replaced and not just repaired. The Board discussed the concept of having a different style of sign and asked Manager Halle to obtain some design suggestions.

Motions:

1. A motion to enter in executive session to discuss delinquencies and possible violations was made at 7:35 pm by Jack Filmeck second by Reed Adams, motion carried.
2. A motion to close executive session 7:45 pm was made by Reed Adams and second by Jack Filmeck motion carried. The motion passed unanimously.
3. Open session reconvened and the following results followed.
 - Motion made by Jack Filmeck and seconded by Reed Adams on the violation case L6911 to give the owner three choice: One, have the van covered with a van cover while in the community. Two, place the van in the garage. Three, have metallic style signs made to place over the commercial lettering while parked in the community. They Board allowed a thirty day window for the owner to determine a course of action of the owner would be fined \$10 a day for a maximum of 90 or until compliance. The motion passed unanimously.
4. A motion to adjourn at 7:40 pm by Jack Filmeck and seconded by Reed Adams. The motion carried.

Submitted By: Bethany Halle