

Fox Meadows Homeowners Association, Inc.
Board of Directors
Landmarc Real Estate
March 12, 2014 @ 7:00 PM
Home of Director Adams
Original Meeting Minutes
Approved April 2014

Present:

Dr. Charles Armory, Jack Filmeck, Reed Adams, Valerie Harte
Management: Bethany Halle

Called to Order:

Time 7:00 pm by President Armory

Verification of Quorum:

All Board Members were Present

The meeting minutes for January, 2014 were submitted to the Board for approval and a motion by Reed Adams to approve the minutes submitted of the meeting. The motion was seconded by Jack Filmeck and carried unanimously.

Homeowner Comments:

There was one homeowner present and he expressed his thoughts on allowing certain types of commercial vehicles. He suggested that the Board consider updating the governing documents to reflect allowing certain types. The Board

Officers Reports:

- Presidents Report:
There was no report.

Treasurer's Report: Treasurer Adams gave a detailed report of the financials presented from Landmarc Real Estate. Treasurer Adams stated that the budget numbers continued to stay in line. Manager Halle commented that while the expenses of the association were down, she reminded the Board that pool season was the time the association had significant additional expenses.

- Other Reports: none at this time

- **Committee Reports:**

- ARC Committee: There was no new report.

Management Report & Discussion:

- Manager Halle stated that she'd met with Shenandoah on several occasions with regards to the front entrance landscaping and they'd prepared a design concept for the Board to consider.
- Manager Halle stated that several repairs were going to need to be made to the pool house and the rooms cleaned out. She suggested that the

Board consider having the pool cover be stored off site in a storage unit. The cost would be shared with two other associations. The Board agreed this would be a good idea.

- Manager Halle stated that she was receiving calls about extensions on the items noted in the inspection. The Board determined giving an extension to everyone until April 30th, given the bad winter, would be a prudent idea.
- The Board asked Manager Halle to look into verbiage from other associations regarding commercial vehicles.

Old Business

None

New Business

a. 2014 Pool Bids

The Board discussed the four bids received from Pool Management Companies.

MOTION: Treasurer Adams moved to approved Community Pools as the service provider for 2014 at a cost of \$18,430. Seconded by Vice President Filmeck.

MOTION CARRIED: Unanimously.

b. Reserve Study Bids

The Board discussed the bids received for the reserve study. They discussed waiting to have the reserve completed until early fall.

MOTION: Treasurer Adams moved to approve DMA for a cost of \$2,800. Seconded by Director Harte.

MOTION CARRIED: Unanimously.

c. Pool Passes

Manager Halle presented an idea regarding pool passes. The card would be printed without pictures and ordered in volume, sharing the cost with another association. There would be enough passes that a subsequent order wouldn't be needed for several years. She stated the new system would streamline the process.

MOTION: Vice President Filmeck moved to approve the pool passes. Seconded by Treasurer Adams.

MOTION CARRIED: Unanimously.

d. Front Entrance Landscaping

The Board discussed the design as presented by Shenandoah Landscaping.

MOTION: Treasurer Adams moved to approve the front entrance landscaping at a cost of \$3,529.

MOTION CARRIED: Unanimously.

Executive Session:

1. A motion to enter in executive session to discuss delinquencies as well as a current violation was made at 7:55 pm by Jack Filmeck second by Reed Adams, motion carried.
2. A motion to close executive session 8:05 pm was made by Reed Adams and second by Jack Filmeck motion carried. The motion passed unanimously.

Return to Open Session

MOTION: With regard to the violation of a commercial vehicle, Acct 38168, Treasurer Adams moved to apply the full \$10 a day for 90 days to the account as noted at the hearing determination in February 2013. Further, the fee would be waived if the van was removed from the community. Seconded by Vice President Filmeck.

MOTION CARRIED: Unanimously.

The meeting was adjourned.

Submitted By: Bethany Halle