

Fox Meadows Homeowners Association, Inc.

Board of Directors

Landmarc Real Estate

July 9, 2014 @ 7:00 PM

Pool House

Original Meeting Minutes

Approved August 13, 2014

Present:

Dr. Charles Armory, Jack Filmeck, Valerie Harte

Management: Bethany Halle

Absent:

Dennis Hanberry and Reed Adams

Called to Order:

Time 7:00 pm by President Armory

Verification of Quorum:

There was a quorum with three members present.

The meeting minutes for July 9, 2014 were submitted to the Board for approval and a motion by Valerie Harte to approve the minutes submitted of the meeting. The motion was seconded by Jack Filmeck and carried unanimously.

Homeowner Comments:

There were no homeowners present.

Officers Reports:

➤ **Presidents Report:**

President Amory stated the repairs looked good with regard to the entrance sign and was pleased with the outcome. He highlighted the action item list.

Treasurer's Report: Manager Halle recommended that the Board continue in their prudent methods of spending given many homeowners were prepaid for their quarterly payments. She stated that while the reserve study would further highlight the funds that would be needed for future capital expenditures, she commented the reserves were currently significantly underfunded. She commented that she would be working on the 2015.

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

➤ **Committee Reports:**

➤ **ARC Committee:** There was no new report.

Management Report & Discussion:

- Manager Halle stated she'd had several meetings with Community Pools regarding deficiencies and that at this time she was withholding payment.
- She stated that the re-inspections of the community were ongoing and that any needed violation letters would go out soon. She commented that she was pleased at the number of people who'd been compliant so far.

Old Business

Crack Sealant – the Board discussed the need for sealing the cracks and whether they should incur the expense. Manager Halle stated that while she also recommended being prudent, however given there was a drainage issue with the tennis courts, she did believe the repair would help stop further wear and tear.

MOTION: Vice President Filmeck moved to approve the project with Bishop's Tennis to include the alternative method at a cost of \$3,410. Seconded by Director Harte.

MOTION CARRIED: Unanimously.

New Business

- a. Parking Lot Erosion

The Board asked Manager Halle to request that Shenandoah Landscape to install smaller gravel and netting on the side of the entrance parking area.

Executive Session:

1. A motion to enter in executive session to discuss delinquencies as well as a homeowner appeal regarding violations was made at 7:55 pm by Jack Filmeck second by Valerie Harte, motion carried.
2. A motion to close executive session 8:05 pm was made by Valerie Harte and second by Jack Filmeck motion carried. The motion passed unanimously.

Return to Open Session

Regarding the homeowner appeal regarding a vehicle violation, the Board determined that the original decision would stand but that the owner could have a payment plan of \$100 per month and when the first payment was made the owner could have pool passes for the year. Further the Board stated that the owner must have the entire \$900 fine paid off before the 2015 pool season or passes would not be issued.

The meeting was adjourned.

Submitted By: Bethany Halle