

# **Fox Meadows Homeowners Association, Inc.**

**Board of Directors**

**Landmarc Real Estate**

**August 13, 2014 @ 7:00 PM**

**Pool House**

## **Original Meeting Minutes**

**Approved September 10, 2014**

### **Present:**

Dr. Charles Armory, Jack Filmeck, Valerie Harte & Dennis Hanberry  
Management: Bethany Halle

### **Absent:**

Reed Adams

### **Called to Order:**

Time 7:00 pm by President Armory

### **Verification of Quorum:**

There was a quorum with four 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 that he had a call from the Treasurer encouraging the Board to consider the five percent increase for the budget and that he would back the Board's decision.

Treasurer's Report: Manager Halle recommended that the Board continue in their prudent methods of spending and reminded the Board there would be some significant expenditures coming in the future including milling and paving the parking lot, the refurbishment of the tennis courts, pool pumps and white coat for the pool surface. She stated that the budget does not reflect any of these items and that the reserve study, already approved by the Board, would further identify the capital contribution needs.

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

#### ➤ **Committee Reports:**

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

### **Management Report & Discussion:**

- Manager Halle stated that she'd discussed the addition of rocks along the shoulder area of the parking lot with Shenandoah and they were concerned about washing out. She stated that the Board could consider extending the paving on the sides as a stop gap, but that would only be a bandaid as well to the situation. The Board agreed that having Shenandoah place rocks and fabric would be sufficient.
- She stated that the re-inspections of the community were complete and that the first notices of violation had gone out.
- She reminded the Board that they had approved Treasurer Adams purchasing the remainder of the Dry-dec for \$40. She asked the Board to official approve the decision.

MOTION: Vice President Filmeck moved to approve Treasurer Adam's purchase of the remaining Dry-dec for \$40. Seconded by Secretary Hanberry.

MOTION CARRIED: Unanimously.

### **Old Business**

There was no old business.

### **New Business**

#### a. Approval of Insurance

Manager Halle explained that there were new laws regarding insurance needs for associations as well as the Worker's Compensation Commission required all associations to carry Workman's Comp. She stated that she was still talking with their current agent and had obtained a price from Nationwide – who handles community association insurance needs all throughout the country. The Board asked that she obtain an additional bid.

#### b. Approval of 2014 Budget

The Board discussed the 2014 budget draft and the need for prudent financials decisions. The Board agreed that the five percent increase was a necessity but determined they would wait for the Treasurer to approve the full budget.

MOTION: Vice President Filmeck moved to approve a five percent increase in assessments for 2015. Seconded by Director Harte.

MOTION CARRIED: Unanimously.

### **Executive Session:**

1. A motion to enter in executive session to discuss delinquencies as well as violations was made at 7:50 pm by Jack Filmeck second by Valerie Harte, motion carried.

2. A motion to close executive session 7:55 pm was made by Valerie Harte and second by Jack Filmeck motion carried. The motion passed unanimously.

**Return to Open Session**

There were no decisions made.

The meeting was adjourned.

Submitted By: Bethany Halle