

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

**Board of Directors**

**Landmarc Real Estate**

**November 13, 2013 @ 7:00 PM**

**Pool House**

## **Original Meeting Minutes**

**Approved**

### **Present:**

Dr. Charles Armory, Jack Filmeck, Reed Adams, Dennis Hanberry  
Management: Bethany Halle

Absent: Valerie Harte

### **Called to Order:**

Time 7:00 pm by President Armory

### **Verification of Quorum:**

Four Board members were present.

The meeting minutes for October, 2013 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 were no homeowners present.

### **Officers Reports:**

#### ➤ **Presidents Report:**

President Armory stated that he had talked with Dominion Power regarding the cut through area with Salem Fields. They do not own any section and suggested that the association work with Salem Fields on a possible access situation. President Amory stated he would try and talk with the Salem Fields Board of Directors.

Treasurer's Report: Treasurer Adams gave a detailed report of the financials presented from Landmarc Real Estate. Treasurer Adams the CD had matured and the deposit for the new sign written. The Board discussed the street lights asking Manager Halle to confirm the number and compare with the invoices.

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

#### ➤ **Committee Reports:**

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

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

- Manager Halle stated that she'd had several meetings with the potential grounds companies and that bids were included in the package.
- Manager Halle commented that new pool bids would be presented after the first of the year and that she anticipated a few repairs to be made on the pool house in the next year.
- Manager Halle noted that the sign project should be completed in entirety by the end of the year and that Simpson's Lawn Care had been instructed to cut back the shrubs. She stated that the Board should consider a possible new landscaping look in the future.

### **Old Business**

**None**

### **New Business**

#### Grounds Maintenance Contract

The Board discussed the bids received from both Shenandoah and Ruppert Landcare. Manager Halle mentioned there was a notice requirement to be given to Simpson's Lawn Care and that the contract with the new firm would not begin until in February.

**MOTION:** Vice President Filmeck moved to terminate the contract with Simpsons Lawn Care and award the 2014 contract with Shenandoah for a price of \$849.55 per month. Seconded by Director Adams.

**MOTION CARRIED:** Unanimously.

Manager Halle noted that the Association has the option for a second and third year contract as the same yearly price.

#### Ratification of Approval on Legal Opinion on Collections

**MOTION:** Director Adams moved to approve the opinion as provided by the collections attorney, Parrish, Houck & Snead, to amend the collections practice to cap the fee at 5% after 60 days. Seconded by Vice President Filmeck.

**MOTION CARRIED:** Unanimously.

### **Motions:**

1. A motion to enter in executive session to discuss delinquencies, the community inspection and the hearing regarding trees being removed prior to permission 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.

**MOTION:** Director Adams moved that a one time \$50 fine be imposed for failure to seek approval prior to the removal of several trees as allowed by the Governing Documents. Seconded by Vice President Filmeck.

MOTION CARRIED: Unanimously.

The meeting was adjourned.

Submitted By: Bethany Halle