

Fox Meadows Homeowners Association, Inc.

Board of Directors

Landmarc Real Estate

January 9, 2013 @ 7:00 PM

Pool House

Original Meeting Minutes

Present:

Dr. Charles Amory, Jack Filmeck, Reed Adams, Dennis Hanberry,
Management: Bethany Halle, ARB Committee Mark Luketic and Chris Mason

Absent: Dedra Brown

Called to Order:

Time 7:08 pm by Dr. Charles Amory

Verification of Quorum:

Four Board members were present

The meeting minutes for November 12, 2012 were submitted to the board for approval and a motion by Reed Adams to approve the minutes submitted of the November 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. He stated that while he was not suggesting the association remove the monies owed that collection of outstanding fees to the association would be difficult.

Treasurer's Report: No report at this time.

- **Other Reports:** none at this time
- **Committee Reports:**
 - **ARC Committee:** Mark Luketic came to the meeting to discuss not only the fact they were in the process of updating their guidelines as suggested by Manager Halle, but that they understood there was a policy resolution, regarding charging owners \$100 for neglecting to apply for a requested change prior to beginning work was in direct conflict with the Property Owners Association Act. Manager Halle further explained the Act was clear on the amount charged and the procedures in which to charge them. The committee asked Manager Halle if she could provide an example of guidelines from another committee.

- A motion by Reed Adams to amend the policy to a maximum owed of \$50, all procedures to be followed by the POA. A second was made by Jack Filmeck motion carried 4-0.

Management Report & Discussion:

- Manager Halle stated she is going to attempt to work with the current website for updating.
- Manager Halle stated she will try and have bids from several contractors for repair the Pool Deck cracks at the February meeting.
- Manager Halle stated she was trying to secure additional bids to repair or replace the front entrance sign but that very few companies specialized in the type of sign.
- She also stated she will work with the ARC committee on their suggested changes for the architectural guidelines.

Motions:

1. A motion to enter in executive session to discuss delinquencies and possible violations was made at 7:45pm by Jack Filmeck second by Reed Adams, motion carried.
2. A motion to close executive session 7:55 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 to give 6821 Lakeland Way until June 21st to paint the shutters to match the door color. The motion passes unanimously.
4. A motion to adjourn at 8:05pm by Dennis Hanberry second by Reed Adams motion carried.

Submitted By: Bethany Halle