

Fox Meadows Homeowners Association, Inc.

Board of Directors

Landmarc Real Estate

March 19, 2013 @ 7:00 PM

Pool House

Original Meeting Minutes

Present:

Dr. Charles Amory, Jack Filmeck, Reed Adams

Management: Bethany Halle

Absent: Dedra Brown, Dennis Hanberry

Called to Order:

Time 7:00 pm by Dr. Charles Amory

Verification of Quorum:

Three Board members were present

The meeting minutes for February 13 2013 were submitted to the board for approval and a motion by Reed Adams to approve the minutes submitted of the January meeting. The motion was seconded by Jack Filmeck and carried unanimously.

Homeowner Comments:

A homeowner expressed concern about the cut through area in the community and the rocks that were installed. The Board discussed there is no perfect method of trying to keep the kids or other trespassers out but would continue discussions as well as considerations and asked Manager Halle to have the rocks removed.

Officers Reports:

➤ **Presidents Report:**

Dr. Amory commented on meeting with the pool company and mentioned the concept of adding a second deck, one to be used for recreational purposes outside of the gate. The Board looked and asked Manager Halle to obtain a price for a 12 x 20 concrete pad as well. The Board discussed the fact Treasurer Brown had missed three consecutive meetings and had developed a pattern of missing meeting.

MOTION: Director Adams moved to consider the director's seat vacant.
Seconded by Vice President Filmeck.

MOTION CARRIED: Unanimously.

Treasurer's Report: Manager Halle gave a detailed verbal report based on the written report of financials ending January 31, 2013. She stated that the majority of expenses were in line so far with the 2013 budget and the assessments were close to being on budget as well. The Board asked if they would have the funds needed for a new pool deck and Manager Halle stated they would come out of reserves but

indeed the replacement had been planned for in the Reserve study and the association was on track with a basic target replacement.

- Other Reports: none at this time
- **Committee Reports:**
 - ARC Committee: The committee updated the Board on the status of the proposed updates on the Architectural Guidelines. A first draft was presented to the Board. The Board made a few comments and asked the committee to have a final draft presented for the April Board Meeting.

Management Report & Discussion:

- Manager Halle reminded the Board about the upcoming Annual Meeting and would place an article about interested in running for the Board in the newsletter.
- Manager Halle stated the newsletter was almost ready to go out and updates about any pool decisions, rules reminders etc would be included.
- Manager Halle reminded the Board they were going to do the yard of the month starting in June.

Old Business

Pool Deck Repairs

The Board discussed the pool deck repairs and Manager Halle presented two additional bids for the full replacements of the concrete deck. The Board discussed the companies and felt more confident that Community Pools would provide them with an excellent job. They also asked Manager Halle to obtain pricing for the expanded decking and have a contract put together for presentation to the Board.

MOTION: Vice President Filmeck moved to approve Community Pools for full replacement of the pool decking including drainage if a contract and details could be secured and agreed upon. Seconded by Director Adams.

MOTION CARRIED: Unanimously.

Sign Repairs

Manager Halle presented two additional styles of signs. The Board considered and determined to continue a request for additional designs.

Motions:

1. A motion to enter in executive session to discuss delinquencies and possible violations was made at 7:35 pm by Jack Filmeck second by Reed Adams, motion carried.
2. A motion to close executive session 7:45 pm was made by Reed Adams and second by Jack Filmeck motion carried. The motion passed unanimously.
3. Open session reconvened with no determinations needed.

Submitted By: Bethany Halle

