

Fox Meadows Homeowners Association, Inc.

Board of Directors

Landmarc Real Estate

September 11, 2013 @ 7:00 PM

Pool House

Original Meeting Minutes

Approved October 9, 2013

Present:

Dr. Charles Amory, Jack Filmeck, Reed Adams, Dennis Hanberry, Valerie Harte (by speaker phone)

Management: Bethany Halle

Called to Order:

Time 7:00 pm by President Amory

Verification of Quorum:

All five Board members were present.

The meeting minutes for August 14, 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 was one homeowner present who commented on the amount of speeders in the community. The Board asked Manager Halle to send out a flyer or postcard reminding owners of the speed limit.

Officers Reports:

➤ **Presidents Report:**

President Amory gave a brief report and suggested they take the opportunity to look at the pool deck in order to give a detailed report to Community Pools. Manager Halle stated she'd make a list and provide to the pool management company as well as establish a meeting with them.

Treasurer's Report: Treasurer Adams gave a detailed report of the financials presented from Landmarc Real Estate. Treasurer Adams did state that the CD was maturing in October and would need to remain liquid in order to pay for the new sign being installed.

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

➤ **Committee Reports:**

➤ **ARC Committee:** A discussion was held regarding Manager Halle's suggestion that a full inspection of the community be held with regard to potential violations including the backs of homes. A price was provided prior to the Board meeting for the full inspection. A question arose as to whether the serve was already

included in the management contract. Manager Halle stated the only inspection included was a basic drive by when in the community. The Board discussed a reduction in the proposed price for the inspection to be included in the new management contract with an inspection occurring both years. The Board determined that inspecting the backs of the homes was not in the best interest of the association. Manager Halle stated that she believed a reduced price of \$750 would be approved by Landmarc to be included in the Management contract.

Motion: Director Harte moved to table further discussions on the management contract until the Board had an opportunity to speak privately regarding the contract. There was no second and the motion died.

PLEASE NOTE: Director Harte's phone lost power/connection and she was unable to attend the remainder of the meeting.

Management Report & Discussion:

- Manager Halle stated the pool had been shut down but would not be winterized for a few weeks.
- Manager Halle asked the Board whether they were happy with the grounds care. She stated she believed a better service could be provided with bidding a set of association specifications. The Board agreed and asked her to obtain bids.

Old Business

Pool Deck Walkthrough

Handled under the President's Report.

Sign Repairs

Manager Halle presented asked the Board to make a formal decision on the color.

MOTION: Treasurer Adams moved to accept blue as the color choice for the sign. Seconded by Secretary Hanberry.

MOTION CARRIED: Unanimously.

New Business

Management Contract

The Board discussed the management contract with a slight increase and presented for two years.

MOTION: Treasurer Adams moved to approve the 2014-2015 management contract with the inclusion of the yearly inspection for an additional price of \$750. Seconded by Vice President Filmeck.

MOTION CARRIED: Unanimously.

Motions:

1. A motion to enter in executive session to discuss delinquencies and violations 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.

There were no further decisions made from executive session.

The meeting was adjourned.

Submitted By: Bethany Halle