

FOX RUN HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
November 16, 2011
By: John K. Copeland, Acting Secretary

Call to Order:

The regular Board of Directors Meeting was held at the Copeland Tiki. The meeting was called to order by Mike Nielsen at 7:08 p.m.

Attendees (quorum present):

John Copeland (hosting)
Scott Marcum
Rhett Kheene
Mike Nielsen
Brian Ridgely
Dennis Dodge
Joseph Hornberger
Danielle Copeland
Diane Marcum
John and June Adams
CeCe Kuhlman
Mike Bartfield
Jeanine Newbecker
Alison Marcinkus
Mr. and Mrs. Pyara Wilkhu

Mike Nielsen stated that the Minutes from the October 26, 2011 meeting needed to be approved. The motion was made by John Copeland and was seconded by Joseph Hornberger. The motion passed unanimously.

President's Report:

N/A

Treasurer's Report:

Scott Marcum stated that there is \$15,547.82 in the checking account and \$10,002.70 in the savings account. Scott Marcum also stated that he had received \$2,480.00 in checks for dues and Lock-up key deposits.

There was a discussion concerning changing the signatories on the bank accounts. The October Minutes that reflect the change were signed by Mike Nielsen, John Copeland, and Brian Ridgely. Mike Nielsen will take the signed Minutes to the bank in order to add Scott Marcum and John Copeland as authorized signatories and remove Carl Rubino and Walter Bodie. Scott Marcum also stated that the \$300.00 Invoice to Shoreline Landscaping needed to be paid. There

was a discussion concerning liability insurance and documented workers. It was decided that John Copeland would draft a letter to Shoreline to go with his check asking for a copy of his current Liability Insurance Certificate together with an attestation that he is complying with all Federal laws concerning citizens/documentated individuals.

Rhett Kheene then discussed drainage. Rhett stated that he attempted to negotiate a lower price with Sunshine, however, they were not negotiable. Rhett Kheene believes that the prices are reasonable. Rhett Kheene recommended that the Board move forward with items #1, #2, and #6 as recommended by Kevin Henderson. Rhett Kheene makes a motion to perform the services contained in items #1, #2, and #6 for a total contract price of \$17,202.10. The motion was seconded by John Copeland. The motion passed unanimously.

Dennis Dodge then discussed signage. There was a discussion concerning ordering signs with a specific towing company. No decision was reached during the meeting.

There was a discussion concerning the Architectural Review Committee. Dennis Dodge is the President of said Committee and asked for other volunteers. John Adams and Mike Bartfield stated that they would volunteer for the Architectural Review Committee. Jeanine Newbecker also stated that she would volunteer. Therefore, the Architectural Review Committee, as chaired by Dennis Dodge, includes John Copeland, Walter and Leona Bodie, John Adams, Mike Bartfield, and Jeanine Newbecker.

Next discussed was the Lock-up. Brian Ridgely detailed an incident whereby an unauthorized boat and trailer was parked in the Lock-up. It was determined who owned the boat just prior to the boat being towed out of the Lock-up. Brian Ridgely then played a voicemail message he received from a resident subsequent to this incident. The discussion concerning signage was, once again, brought up. Scott Marcum made a motion to get two signs with Gary's Towing listed as the authorized towing agent. One sign for the Lock-up and one sign for the front entrance. The motion was seconded by Joseph Hornberger. The motion passed four to three.

Secretary's Report:

John Copeland stated that he sent a letter on November 16, 2011 to the President of Oak Ridge concerning the needed repairs to the fence between Oak Ridge and the Fox Run Lock-up. The letter was distributed to the Board Members and entered into Fox Run's records.

New Business:

Rhett Kheene stated that the Forest Hills Cemetery installed a new hedge behind his house.

Mike Nielsen stated that it was time to have Shoreline trim the weeds in the Lock-up, however, this was tabled because of the most recent letter sent to Shoreline referenced above.

There was then a discussion concerning the lights at the front entrance of Fox Run. It appears that a photo sensor is out. Dennis Dodge stated that he would check the lights and take care of any problems.

None of the other Board Members had any additional new business.

Open Forum:

Mike Bartfield stated that he circulated a Petition in Fox Run concerning the catering of the Board meetings. One Petition states that twelve out of fifteen members responded against the catering of the Board meetings, one member had no problem with the catering, and two members had no opinion. The second Petition had ten signatures, all of whom stated that they were opposed to catering the meetings.

As to the catering issue, the Board stated that since the issue was tabled at the October meeting to the November meeting, and since no Board member brought up the issue, that the issue was dead and there would be no paid catering at future Board meetings. The Board then asked if any members would be interested in donating food for the meetings. Allison Marcinkus then offered to donate food for the December Board meeting.

It was then also stated that a notation would be put in the Minutes that the Board is asking for any other members to kindly donate food for upcoming meetings. Please contact the Board if you are interested.

June Adams then offered her help concerning spreadsheets for the Treasurer's Reports in order to assist Scott Marcum. This was greatly accepted by the Treasurer.

Next Meeting:

The Board then decided that the next meeting would be held December 14, 2011 at 7:00 p.m. in Scott Marcum's yard at 2421 S.W. 15th Street on his "grassy knoll" directly adjacent to the Copeland driveway.

Adjournment:

There being no further business, Joseph Hornberger moved to adjourn the meeting and Scott Marcum seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:58 p.m.