

FOX RUN HOMEOWNERS ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

December 14, 2015

By: Rhett Keene, President/Secretary

Call to Order:

The regular Board of Directors meeting was held at Bob Hall's residence.
Rhett Keene called the meeting to order at 7:25 pm

Attendees :

Board Members present:

Danielle Copeland
Bob Hall
Rhett Keene

Non-Board Members present:

Mike Nielsen

Rhett Keene made a motion to approve the minutes from the previous meeting, which was seconded by Bob Hall and passed unanimously.

President's Report (Rhett Keene):

Rhett welcomed Mark Hall to the Board and reminded everyone that we are almost complete with the drainage repairs and can soon begin saving for the roadway overlay that is the reason for the continued assessments.

Vice President's Report (Joseph Hornberger - absent):

No report.

Treasurer's Report (Bob Hall):

Operating account(checking): \$41,079.31
Improvement account(savings): \$10,849.25
Total of both accounts: \$51,928.56

The dues from 6 lots have not been paid and are now late. A final late notice (w/interest) was passed around and amended. Bob Hall motioned that late notice be sent to delinquent members, motion was seconded by Rhett Keene and passed unanimously.

Bob presented the 2015 Financial Statement, which was reviewed and discussed. The Financial Statement will be posted on the Fox Run web site within 90 days.

Secretary's Report (Rhett Keene):

Nothing to report.

Maintenance Committee Report (Rhett Keene):

Rhett Keene reported that we are almost complete with the drainage improvements within the green areas of Run 1-2 (~\$6,800), Run 5-6 (\$7,200), and Run 7-8 (~\$12,500), and Run 9-10 (~\$11,000) remaining. Then we could begin saving for the overlay of the roads within the neighborhood which is estimated to be about \$100,000. Sunshine Land Design to be contacted for next 2 repairs to begin after the 1st of the year.

Landscape Committee(Danielle Copeland):

Albert has been replacing damaged heads/risers/valve box internals at Time and Materials in accordance with current contract. Danielle has purchased 12 sets of lights to replace lights that were not functioning correctly and reimbursed as a previously budgeted expense.

A video camera surveillance system was donated by John and June Adams to the Fox Run Community to use as it deemed fit. We will look for a suitable location for the camera and surveillance system in the near future.

Lock Up Report(Mike Nielsen):

Member in good standing, Mike Nielsen, reported that the lockup was in good operating order.

Architectural Review Committee Report(Dennis Dodge - absent):

Bob Hall reported that Lot 6 submitted for a new metal roof. Bob Hall made a motion to approve, Danielle Copeland seconded the motion, and the motion passed unanimously.

It was noted that the Wilsons (lot 14) had been observed enclosing their garage. Bob Hall made motion to send a first notice of violation per Article 17 for minimum building requirements. Rhett Keene seconded the motion, which passed unanimously.

Bylaws Review Committee:

No Report.

Old Business:

No old business.

New Business:

No new business.

Next Meeting:

January 18, 2016 at 7:00pm at 2423 SW 14th Terrace at the Hall's House.

Adjournment:

Rhett Keene motioned to adjourn.

Bob Hall seconds and motion passed unanimously.

Meeting adjourns at 8:35 pm