

JAN. 22, 2011

FOX RUN HOA MEETING

REF : NEW BOARD VOTE, OFFICER NOMINATIONS ,
NEW BOARD MEETING, AND ISSUES

10:15- FOX RUM MEMBERS MET AT THE 'GREEN SPACE" ,SOUTHEAST CORNER
OF DEVELOPMENT

10:18 - HOA MEETING : TO READ THE VOTES AND COUNT .

NEW BOARD OF 7 MEMBERS .

WINNING MEMBERS MADE A DECISION TO HAVE A MEETING OF THE
BOARD IMMEDIATELY TO FORM THE BOARD OFFICERS.

10 :30 - THE FOLLOWING WAS DECIDED :

MIKE NIELSON - PRESIDENT

JOE HORNBERGER - VICE PRESIDENT

WALTER BODIE - TREASURY * (SEE FOOTNOTE)

CARL RUBINO- SECRETARY

BRIAN RIDGEBY- DOCK/ LOCK-UP

DENNIS DODGE - ASPHALT/ ROAD/ SIGNS

JOHN COPELAND - DRAINAGE

THE NEW BOARD CONTINUED THE MEETING AT THE DOCK /LOCK UP
AREA AT 11:00.

11:00 - ALL THE ABOVE MEMBERS WERE AT THE MEETING WITH AN ADDITIONAL MEMBER AT LARGE , DANIELLE COPELAND.

MIKE DISCUSSED THE NEED TO HAVE CARL MEET WITH DAVE CHAPMAN TO GET THE ADMIN. PASSWORD FOR THE FOX RUN WEBSITE. WEBSITE : FOXRUNPC.COM AND THE EMAIL IS FOXRUNPC@YAHOO.COM

11:05 - THERE IS A HOLE NEAR THE SOUTH SIDE OF THE NEW WALL NEAR THE DOCK RAMP AND IT NEEDS TO BE ADDRESSED BEFORE IT BECOMES A GREATER PROBLEM. BRAIN SAID HE WOULD FILL IN THE HOLE WITH DIRT/ROCK AND THEN WE CAN SEE IF IT WAS A DRAINAGE ISSUE OR JUST A VOID LEFT FROM THE CONSTRUCTION OF THE WALL.

11:10- GROUP MOVED TO ANOTHER SINKHOLE ON 25 LANE ,ACROSS FROM HOUSE # 1220, NEAR THE DRAINAGE CULVERT. IT HAS BECOME LARGER IN THE LAST 12 MONTHS . THE BOARD DECIDED TO HAVE 2 CONTRACTORS COME IN AND MAKE A RECOMMENDATION OF THE SCOPE TO CORRECT THE PROBLEM. SINCE THE PAST REPAIRS HAVE NOT SOLVED THE PROBLEM. A CIVIL ENGINEER MAY HAVE TO BE BROUGHT IN, BUT THAT DECISION WILL BE MADE AFTER THE CONTRACTORS SEE THE PROBLEM.

CONTRACTORS : ICON & BRENT PUMP WORKS.

ANOTHER DRAINAGE HOLE IS NEAR BOYETTE'S HOUSE. IN THE PAST THE ORIGINAL DRAINAGE HOLE WAS APPROX. 15 AWAY, BUT WAS MOVED TO THE PRESENT LOCATION. IT MAY HAVE A "LEAK " NEAR THE ORIGINAL LOCATION.

THIS MAY BE DETERMINED BY THE CONTRACTORS. MORE TO FOLLOW.

11:20- CARL MADE SUGGESTION TO HAVE THE LOCK UP AREA CLEANED UP.

JOE MADE A SUGGESTION THAT WE HAVE A COMMUNITY WORK DAY LIKE IN THE PAST. MIKE AGREES WITH CARL . JOHN SUGGESTS PAID DAY LABOR AND ALSO HAVE THEM REMOVE THE FRONT CHRISTMAS LIGHTS .

DANIELLE MADE A POINT THAT IT MIGHT COST MORE THE FIRST TIME THEY

WORK IN THE LOCKUP AREA. CARL POINTS THAT THE INITIAL WORK WOULD PROBABLY BE MORE THAN THE MAINTENANCE .

ALSO, PERHAPS MAKING IT A QUARTERLY MAINT. IN THE FIRST YEAR .RE-ADDRESSING NEXT YEAR, AFTER THE AREA HAS BEEN MAINTAINED FOR A YEAR. BRIAN ,MIKE , OR ANOTHER BOARD MEMBER WILL TRY TO MEET WITH THE CURRENT HOA LANDSCAPE CONTRACTOR , ON THEIR NEXT SCHEDULED CUTTING AND ASK FOR A PRICE FOR THE WORK TO BE DONE.

WHICH WILL INCLUDED ,CUTTING THE DEBRIS TO THE GROUND, ROUND-UP THE AREA , AND THE REMOVAL OF THE DEBRIS. THE BOARD MEMBERS WILL MARK THE TREES/ SHRUBS THAT WILL BE "SAVED" FROM CUTTING IN THE AREA WITH A RIBBON. BOARD MEMBERS ALL AGREE ON CONTRACTOR/ WORK.

11:30- DENNIS BRINGS UP THE NEED TO START IMPROVING THE STREETS WITH ASPHALT. HE MENTIONS THAT RUSTIC HILLS HOA HAS USED A COMPANY THAT USES A THINNER TYPE OF RE- PAVING THAT IS COST EFFECTIVE AND THE COMPANY WILL WORK WITH THE HOA BOARD . THEY WILL PAVE THE STREETS IN "STAGES" TO ALLOW THE WORK TO BE DONE WHILE PREVENTING THE NEED FOR A HOA ASSESSMENT FOR ROAD WORK. THE BOARD DISCUSSES THE NEED FOR A SEPARATE HOA ACCOUNT DEDICATED TO THIS ISSUE. AFTER A DISCUSSION , A MOTION WAS MADE BY CARL TO MAKE A HOA MONEY MARKET SAVINGS ACCOUNT , A "MAJOR IMPROVEMENT FUND " TO BE USED FOR THE ROAD WORK. WITH AN INITIAL DEPOSIT OF \$ 10,000. DENNIS SECONDS,BOARD VOTES AND PASSES. MIKE AND JOE WILL WORK ON THIS ISSUE TO HAVE IT SET UP.

11:37- JOHN COPELAND SUGGESTS THE BOARD GOES TO THE FRONT ENTRANCE AND REMOVE THE CHRISTMAS LIGHTS.

11:38- DANIELLE MAKES A SUGGESTION THAT THE NEIGHBORHOOD NEEDS A STREET SIGN AT THE FRONT ENTRANCE ,INDICATING THE STREET. CARL POINTS OUT THAT IT WOULD BE GOOD FOR EMERGENCY PERSONNEL TO BE ABLE TO SEE THE STREET ALSO. THE BOARD TRIES TO FIGURE OUT WHAT STREET IT ACTUALLY IS AND DENNIS IS UNABLE TO CONFIRM THE STREET VIA GOOGLE.CARL HAS A PLAT MAP OF THE NEIGHBORHOOD AND WILL LOOK TO SEE WHAT THE COUNTY HAS IT LISTED AS. THE BOARD RE- LOCATES THE MEETING TO THE FRONT ENTRANCE.

PRIOR TO LEAVING THE AREA , THE BOARD MAKES THE NEXT MEETING FOR FEB. 9 TH AT 7PM , LOCATED AT THE JOHN'S TIKI **.

11:45 - THE PLAT SHOWS THAT THE FRONT ENTRANCE IS LISTED AS SW 25 LANE. . THE BOARD DISCUSSES AND MAKES A DECISION THAT THE SIGN WILL BE LOCATED AT THE SOUTH END OF THE ENTRANCE ISLAND THAT READS :

FOX RUN

SW 25 LANE AND A SECONDARY SIGN ATTACHED TO THE

HOA'S ANNOUNCEMENT POST BOARD , THAT READS "SW 15 TERR."

BRIAN STATES THAT HE HAS A POST FOR THE 25 LANE SIGN.

DENNIS HAS DEALT WITH THE SIGN COMPANY IN THE PAST AND WILL TAKE CARE OF GETTING THIS ACCOMPLISHED.

12:00 - THE HOA BOARD MEMBERS COMPLETED THE REMOVAL OF THE CHRISTMAS LGHTS AND THE MEETING WAS ADJOINED.

* WALTER WAS UNABLE TO PHYSICALLY ATTEND THE MEETING , BUT WAS IN COMMUNICATION WITH MIKE AND AGREED TO THE POSITION. AFTER THE MEETING HE WAS INFORMED OF THE OUTCOME.

** NEXT MEETING FEB. 9 ,AT 7 PM , JOHN COPELAND'S TIKI.