

FOX RUN HOMEOWNERS ASSOCIATION, INC.
Board of Directors Annual Meeting Minutes
December 14, 2013
By: John K. Copeland, Secretary

Call to Order:

The Board of Directors Annual Meeting was held at the green space. The meeting was called to order by Rhett Keene at 10:20 a.m.

Attendees (Board Members present):

Rhett Keene
Joseph Hornberger
John Copeland
Scott Marcum
Danielle Copeland
Mike Nielsen

(Non-Board Members present)

John Adams
Bob Hall
Travis Koeper
Danny Bartel
Cathy Bartel
Sheila McLaughlin
Diane Marcum
Tony Weatherman
Randy Spiegelhalter

Rhett Keene made a motion to approve the Minutes from the November 20, 2013 meeting. The motion was seconded by Mike Nielsen and passed unanimously.

Treasurer's Report:

Scott Marcum stated that the checking account has a present balance of \$1,208.80. The (former) savings account, or other account, had a balance of \$15,913.14, for a total of \$17,121.94. Scott Marcum stated that he paid the November bill for landscaping so we are current. The Financial Statement was passed around for review and Danielle Copeland will post it on the website. Rhett Keene stated that 28 dues payments were made.

President's Report:

Nothing to report.

Vice President's Report:

Joseph Hornberger stated that the front lights are all working as Flauto Electric replaced all the GFCIs which were defective.

Secretary's Report:

John Copeland stated that he checked with Ross, Earle & Bonan concerning the Wilson lot. Wilson paid last year's dues, however, \$26.98 would be owed for finance charges which accrued for July, August, and September before the last payment was made.

John Copeland made a motion to move the discussion as to whether or not to waive the interest until the next meeting. Said motion was seconded by Scott Marcum and passed unanimously.

Landscape Committee:

Danielle Copeland asked what the residents thought about not putting in new trees at the front entrance. Everyone present at the meeting voted not to replace the trees but rather do some additional shrubbery landscaping. Danielle Copeland will ask our landscape company for affordable shrub recommendations. We will try to utilize existing shrubs to keep costs low.

Danielle Copeland stated that there was a quote to remove the dead tree for \$240.00. Danielle Copeland made a motion to accept this bid which was seconded by Rhett Keene and passed unanimously.

Danielle Copeland stated that the irrigation has been fixed by Danny Bartel and Bob Hall. The residents appreciate the work which was done by these two residents at no charge to the Association.

Ballot Counting:

The ballots were counted by Bob Hall and John Adams. All seven residents listed on the ballot were elected to the new Board. The new Board will be as follows:

John Copeland
Danielle Copeland
Rhett Keene
Mike Nielsen
Scott Marcum
Joseph Hornberger
Victoria Waldbauer

New Business:

Sheila McLaughlin stated that she paid the dues of \$402.50, however, she requested an extension until March 31, 2014 to pay the \$200.00 Special Assessment. Sheila McLaughlin also stated that she would like to see the due date for annual dues moved to June.

John Copeland made a motion to table the request by Sheila McLaughlin until the next meeting which was seconded by Rhett Keene and passed unanimously.

There was a general discussion that moving the due date for the annual dues would require an amendment to the By-Laws. There was further discussion that the By-Laws need amendments in other areas. Joe Hornberger stated that he would attempt to canvas the residents to determine if a super majority of them would be in favor of amending the By-Laws.

John Adams made a suggestion that language be put in the monthly minutes that the special assessments which have been assessed in the last two years were based on an eight year plan so as to remind residents that a special assessment may be imposed for the next 6 years.

John Adams also stated that there was another pillow case burglary in Palm City yesterday. Danielle Copeland stated that the sheriff's department remarked the perpetrators wore pool cleaning uniforms so they could get away with the crime undetected. Danielle Copeland stated that the Sheriff reminded residents to call 911 (as opposed to the non-emergency number) if they see anything suspicious.

Scott Marcum brought up the fact that the street signs need painting and/or repairs.

Next Meeting:

The next meeting will be held on January 15, 2014 at 7:00 p.m. on the Copeland porch at 1440 S.W. 25th Lane.

Adjournment:

At 11:08 a.m., Rhett Keene made a motion to adjourn the meeting which was seconded by John Copeland and passed unanimously.