

**FOX RUN HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting Minutes**  
**August 22, 2012**  
**By: John K. Copeland, 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 7:07 p.m.

**Attendees (quorum present):**

Mike Nielsen, President  
Joseph Hornberger, Vice President  
Scott Markum, Treasurer  
John Copeland, Secretary  
Dennis Dodge, Director  
Rhett Keene, Director  
Brian Ridgely, Director  
Karrie Chapman, Member at Large  
Jerry Brinkman, Member at Large  
Debbie Brinkman, Member at Large  
Danny Bartel, Member at Large  
Kathy Bartel, Member at Large  
John Adams, Member at Large  
Tammy Rubino, Member at Large  
Diane Marcum, Member at Large  
John Pietruszewski, Member at Large  
Mike Bartfield, Member at Large  
Debbie Bartfield, Member at Large  
Sue Weatherman, Member at Large  
Tony Weatherman, Member at Large  
Walter Bodie, Member at Large  
Leona Bodie, Member at Large  
Pyara Wilkhu, Member at Large  
Neil Palmer, Member at Large  
Kevin Donohue, Member at Large  
Danielle Copeland, Member at Large

John Copeland made a motion to approve the Minutes from the July 25, 2012 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 \$2,452.54 and the savings account has a present balance of \$13,854.65.

Scott Marcum stated that \$300.00 was recently paid to Shoreline Landscape.

**President's Report:**

Mike Nielsen inquired about the liens being filed on the Hall and McLaughlin properties. John Copeland stated that on August 3, 2012, he forwarded the requests to the Association's attorney to file liens on those residences.

**Vice-President's Report:**

Joseph Hornberger stated that he would be in charge of the Election Committee. He had nothing new to report regarding the Election Committee.

**Secretary's Report:**

John Copeland stated that on August 3, 2012, he forwarded the lien requests for the Hall and McLaughlin properties to the Association's attorney.

**Director's Report:**

Dennis Dodge stated that he got 3 estimates to repair the front entry lighting. One estimate was for \$110.00 per hour to diagnose the problem and that said diagnosis would take 1 to 10 hours. The second company did not want to give an estimate. The third company quoted the sum of \$250.00 to diagnose and repair the front lights. Danny Bartel offered to take a look at the lighting, so this issue was tabled until after Danny Bartel could diagnose the problem.

**Lockup Report:**

The Lock-up was recently trimmed by Shoreline. Mike Nielsen stated that he cleaned the drains because of the impending approach of Hurricane Isaac.

**Drainage Report:**

Rhett Keene stated that he posted the options with last month's Minutes which gave an overview of the Board's options to complete the necessary repairs.

Mike Bartfield stated that he had a proposal on the Association obtaining loans from PNC Bank. Mike Bartfield presented his proposal to the Board. One proposal called for a \$155,000.00 loan, which would cause an increase of the annual dues to \$650.00 for seven years and then they would go back to being \$350.00. The second proposal was for a \$122,000.00 loan, which would cause an increase of the annual dues to \$540.00 for nine years and then they would go back to being \$350.00. If either of these options were chosen, the primary drainage and the asphalt overlay would be completed by 2013. If the larger loan was chosen, the secondary drainage would be completed by 2013, however, if the lesser loan was chosen, the secondary drainage would be complete by 2021.

The Board asked for the Members at Large to vote on each of the options posted with last month's Minutes by Rhett Keane. Option number 3 garnered the most votes.

Mike Nielsen made a motion to increase the annual dues to \$402.50 as well as make a special assessment in the amount of \$200.00. John Copeland seconded the motion and the motion passed 4 to 3 with Joseph Hornberger, Rhett Keane, and Brian Ridgely voting nay.

**New Business:**

Mike Nielsen stated that he wanted to build a new mailbox made out of old crab traps. John Copeland made a motion to approve this request which was seconded by Rhett Keane. The motion passed 6 to 1 with Brian Ridgely voting nay. Scott Marcum made a proposal to add a pool and screen enclosure in his backyard. He presented all of the plans for same. Scott Marcum also presented plans to widen his driveway. Rhett Keane made a motion to approve all three requests which was seconded by Mike Nielsen and passed unanimously.

Brian Ridgely brought up the fact that the Board should send a letter to all the Homeowners advising them of the increase in the annual dues as well as the special assessment. The Secretary will prepare and mail this letter.

**Old Business:**

None.

**Next Meeting:**

It was determined that the next Meeting of the Board of Directors would be held on September 19, 2012 at 7:00 p.m. at the green space. All homeowners are encouraged to attend.

**Adjournment:**

At 8:55 p.m., Mike Nielsen made a motion to adjourn the Meeting, which was seconded by John Copeland and passed unanimously.