

FOX RUN HOMEOWNERS ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

January 28, 2015

By: Bob Hall for John K. Copeland, Secretary

Call to Order:

The regular Board of Directors meeting was held at Copeland's back porch
Rhett Keene called the meeting to order at 7:12 pm

Attendees

Board Members present:

John Copeland
Danielle Copeland
Joseph Hornberger
Rhett Keene
Mike Nielsen
Bob Hall

Non-Board Members present:

John Adams
Dennis Dodge
Robert Wilson

Rhett Keene made a motion to approve the Minutes from the December Meeting, which was seconded by Joe Hornberger and passed unanimously.

President Report:

Rhett made statement about recent burglaries and is asking all residents to please pay extra attention to what is going on in neighbourhood.

Vice President Report:

Joe also asked all resident to call Sherriff's office if any strange persons are in Fox Run. The property is posted for "No Soliciting" so there should not be any door-to-door advertising or sales. (Except for homeowner's children for school or scout activities)

Treasurer Report:

Operating (checking) account \$25,284.23 Improvement (savings) account: \$10,846.24
9 members dues have not been paid.
Bob Hall made motion to send notice of late payment to non paid members
John Copeland seconds and motion passed unanimously.
Secretary will send out notices.

Secretary's Report:

As per emergency meeting of Jan 06, 2015 letter was sent requesting taking down of structure in lock up area.

Received a letter from Lot 43 requesting Board approval for Fence, re-stain driveway, small wall to screen trashcans and change of house color.

John Copeland made motion to table till next meeting to give Board a chance to inspect the fence.

Joe Hornberger seconds and motion passed unanimously.

Rhett Keen made motion to amend previous motion and go ahead approve house paint, small wall and driveway stain.
Bob Hall seconds and motion passed unanimously.

In regard to Lot 15, HOA attorney recommended a “demand letter” be sent to bank requesting payment before foreclosure proceedings. Letter will be sent.

Received letter from Realtor handling Lot 51 requesting amount due for back dues and assessments. Secretary will reply.

Landscape Committee:

Danielle discussed with landscape maintenance company about doing the vine control in lock up area and front wall. He said it will be taken care of.

Long discussion on ownership of sprinkler system pump.

Rhett made a motion to research ownership of sprinkler pump and piping.
Bob Hall seconds and motion passed unanimously.

Maintenance Committee:

Report given on drainage improvements done to date and future work. Details of work done and future plans will be available on website.

Committee recommends to do schedule 7 to 8 on drainage plans. Contractor will not charge HOA extra fee for doing part now and the rest next year.

After discussion Board feels it would be better to go ahead and do what we can afford now and then finish the drainage project next year.

Joe Hornberger makes motion to approve up to \$13,500 to Sunshine Land Design to go ahead and do schedule 7 to 8 on drainage plan.
John Copeland seconds and motion passed unanimously.

Maintenance Committee looking at Fox Run entranceway for possible future improvements. Asked the Board for input on what they would like to see.

Lock Up Report:

Lock up gate has been repaired and boat ramp gate has been repaired. Mike expects boat ramp gate hinges will have to be replaced or repaired in near future.

Tent has been removed and but the tie down straps still impends on the storage lots on either side of the boat.

Rhett made a motion to send letter asking owner to relocate tie down straps to within his approved area. Joe Hornberger seconds and motion passed unanimously.

Architectural Review Committee Report: – No report

By Laws Review Committee – No report

Old Business:

Board was to discuss each returned Violation Response at this meeting. Due to time it will take to review and write Board responses, it was decided to table this action and have a special meeting just for this item.

Bob Hall made motion to hold a special meeting on Mon Feb 9th to review and create response letters from BOD. John Copeland seconds and motion passed unanimously.

New Business:

Robert Wilson Lot 14 submitted plans for addition to front of house and garage. Board decided to review before approval or disapproval.

Dennis Dodge requested an approval to replace his fence in his backyard. He also requested the Board to give him guidance on his currant fence violation. Board will study his request and get back to him.

John Adams suggested that the Board have Architectural Review Committee review requests for any property changes from members of the community. The Committee could look at the purposed changes and make recommendations via email to Board before next monthly meeting. That way the Board would have all the info they need to make a decision.

Next Meeting:

7:00 pm Feb. 9th at 2423 SW 14th Terrace

7:00 pm Feb 25th at Copeland House

Adjournment:

Rhett Keen motioned to adjourn.

John Copeland seconds and motion passed unanimously.

Meeting adjourns at 9:28 pm