

**FOX RUN HOMEOWNERS ASSOCIATION, INC.
Board of Directors Monthly Meeting Minutes**

April 1, 2015

By: Bob Hall for John K. Copeland, Secretary

Call to Order:

The regular Board of Directors meeting was held at 2423 SW 14th Terrace. The meeting was called to order by Rhett Keene at 7:14 pm. Rhett motions to approve minutes from 2-09-2015 and 2-29-2015 with correction to date. Motion is seconded and passes unanimously.

Attendees

Board Members present:

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

Non-Board Members present:

John Adams
Kevin Donahue

President Report:

Still seeing strangers and solicitors in our community. Please stay alert and report and activity to Sheriffs Department.

Vice President Report:

No report

Treasurer Report:

Checking account: \$26,315.56 Savings: \$10,847.05

Received invoice from Deakins-Carroll Insurance for liability insurance. Joe Hornberger makes motion that insurance bill to be considered a recurring expense and treasurer to pay it automatically without board approval unless it increases by over \$100. John Copeland seconds and passes unanimously.

Received invoice from Ross Earl & Bonan for legal work in reference to Lot 14. Rhett Keenee makes motion to pay, Joe Hornberger seconds and passes unanimously.

Only 2 lots have not paid 2015 annual dues and assessments.

Secretary's Report:

Received violation report response from Lot 28 that all violations will be fixed.

Landscape Committee:

No Report

Maintenance Committee:

Received updated quote from Sunshine Land Design. This phase of the drainage repairs will cost a little less than the original quote. SLD is waiting on material and will start drainage work a.s.a.p.

We have wash out at boat ramp from recent heavy rains. Board is concerned about safety of people near ramp area. Rhett said he would ask Sunshine Land Design for a suggestion and possibly a quote for repairs.

Lock Up Report:

We also have wash out inside lock up area. Discussed the concern that it might get worse if we get anymore rains. Rhett will have Sunshine Land Design look at this area also.

Mike says fence area between Oakridge and Fox Run needs to be mowed. Danielle will ask landscape maintenance company to mow.

Architectural Review Committee Report:

On March 18, ARC did bi-annual review of homes in Fox Run for violations of Bylaws. List submitted to Board. Rhett Keene motions to send letters of 1st violation to new names on list. John Copeland seconds and passes unanimously. Secretary will send out letters.

Board had long discussion about how to move forward with regard to repeat and unresponsive violators of bylaws. President asked other board members to be prepared to discuss solutions at next board meeting.

Bylaws Review Committee:

Preliminary copy of Bylaws has been rewritten and a draft copy will be sent to Board members within two weeks (by Apr 14).

Old Business:

Calendar added to website

New Business:

Kevin Donahue requested guidance from the Board on what is needed for Board approval for his new roof, painting and fence repair.

Next Meeting:

May 6th 7:00 pm at Copeland's back porch.

Adjournment:

Rhett Keene makes motion to adjourn at 9:18 pm. John Copeland seconds and passes unanimously.