

FOX RUN HOMEOWNERS ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

May 06, 2015

By: Bob Hall for John K. Copeland, Secretary

Call to Order:

The regular Board of Directors meeting was held at Copeland Porch
Rhett Keene called the meeting to order at 7:05 pm

Board Members present:

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

Non-Board Members Attendees present:

John Adams
Tony Weatherman
Debra Herschel
Randy Spiegelhalter

Rhett motions to approve minutes from 4-01-2015 meeting.
Motion is seconded and passes unanimously.

President suggests that New Business be moved to be beginning of meeting so non-board members can present their requests. Board agrees.

New Business:

Request from lot 13 for approval for new style front door change.
John Copeland motions for Approval
Joe Hornberger seconds, passes unanimously.

Rhett Keene makes motion to continue the Special Assessment for \$200 for 2016
John Copeland seconds, passes unanimously.

Board also asked Secretary to send out letter to HOA members reminding them that dues will be due in November.

President Report:

Another report of attempted house burglary. Please stay aware and report any suspicious activity to 911.

Vice President Report:

No report

Treasurer Report:

Checking Account: \$25,400.57 Savings: 10,847.05
Received check from mortgage company clearing up outstanding dues and fees for Lot 15
With this payment the HOA only has one unpaid Lot.

Secretary's Report:

Met new owners of Lot 44, Jeff and Carol Judas and invited them to meetings. A copy of the Deed went into the records. Received an email from the HOA mailbox regarding Lot 28 stating the rust stains and exposed A/C equipment had been taken care of.
Also responded to an Estoppel request on lot 51.

Landscape Committee:

Concerns of maintenance at Lock Up area and requested another walk around with landscape maintenance company.

Maintenance Committee:

Recent drainage work has been completed.
Still working with Sunshine Land Design on repairs at ramp.
Presented report for Board review on turn radius of entranceway. Board decided to postpone any further decision on this till the community starts to repave the streets.

Lock Up Report:

In good shape, except washout inside of fenced area of lock up.
Gate has been left open a couple of times

Architectural Review Committee Report:

Received a few responses from recent violation mailing to HOA members.
Received letter from Lot 17 requesting approval of front porch concrete pad.
Rhett Keene motions for approval, John Copeland seconds passes unanimously.

Board reviewed response to violations on HOA community property that is listed on violations report. To date rust stains removed, pothole fixed. Signs will be replaced when funds become available, painting and fixing entranceway curbs will be done when repaving of roadways is approved.

Discussion on why so many Lots listed on violation report with rust stains. Architectural Review Committee felt like it was part of bylaws Article V Exterior Maintenance. Board felt this should be reviewed. No action taken at this time.

Rhett Keene makes a motion to send out fine notifications to Lots that have not fixed or responded to last Violations notification.

Bob Hall seconded. Keene, Hornberger, Hall, D. Copeland – yea; Nielsen, J. Copeland - nay
Motions carries 4 to 2

Letter drafted and Secretary will send out via Certified Mail and regular mail.

Bylaws Review Committee:

First draft of rewrite is done and will be sent via email to all board members for their input.

Old Business:

According to Calendar Board sent out reminder of dues this month last year.
It will be done as in New Business section above.

Next Meeting:

June 10th at Copeland's back porch 7:00 pm

Adjournment:

Rhett Keene makes motion to adjourn at 9:27 pm

John Copeland seconds and passes unanimously.