

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

August 5, 2015

By: Bob Hall for John K. Copeland, Secretary

**Call to Order:**

The regular Board of Directors meeting was held at Copeland back porch.  
Rhett Keene called the meeting to order at 7:20 pm

**Attendees**

**Board Members present:**

John Copeland

Danielle Copeland

Rhett Keene

Mike Nielsen

Bob Hall

**Non-Board Members present:**

Vickie Waldbauer

Rhett Keene made a motion to approve the Minutes with corrections from the previous meeting, which was seconded by Bob Hall and passed unanimously.

**President Report:**

Thanked Danielle for creating an online folder for the board to store forms and agendas.  
Fox Run is about to start the 4<sup>th</sup> year of drainage and roadway improvements. About 85% of the drainage improvements have been done and will be completed within the next 18 months, then we can start on road overlay.

**Vice President Report:**

Will be canvassing the neighbourhood to get names for candidates for the new board of directors for the 2015-2016 year.

**Treasurer Report:**

\$14,002.75 in checking account

\$10,848.15 in savings account

No outstanding bills due.

**Secretary's Report:**

Letter sent to lot 15 approving architectural improvements.

Sending notice of violation to Lot 16 for ongoing violations of HOA bylaws.

**Landscape Committee:**

Have not been able to contact owners of lot 2 in reference to dead tree.

Gave a slide presentation of remodel and improvements to community entranceway.

The Board thanked Danielle for all her hard work putting the presentation together. But due to drainage and roadway repair there is not any money at this time for these improvements.

Danielle stated she would continue to update these improvements and request it be but into the budget in a couple of years.

**Maintenance Committee:**

Still watching for any new problems at boat ramp and lockup washout.

**Lock Up Report:**

Two new slips taken.

Architectural Review Committee Report:

Submitted two forms, one for HOA members to use to make it easier to request architectural changes and the other form for the board to use to reply to homeowner that their requests have been approved or declined.

Bylaws Review Committee:

Rhett Keene made suggestions on fence placement. And that if the new bylaws get approved that existing fences be "grandfather approved" until they have to fixed or replaced. Then the fence must meet new bylaws.

Old Business:

A railroad tie was found and placed to help prevent vehicles from backing onto drainage pipe in area next to sewer lift station at lockup area.

New Business:

Mike Nielsen brought up that are still cars parked on roadways overnight.

Bob Hall motions to send lots 25 and 26 1st letter of Violation that they have vehicles left overnight in roadway or yard.

John Copeland seconds. Passes unanimously.

Lot 38 submits a request for approval for new roof. Board approves unanimously.

Next Meeting:

September 2, 2015 at 7:00 pm, Copeland's back porch.

Adjournment:

Bob Hall motions to adjourn at 10:03

John Copeland seconds, passed unanimously.