

# **FOX RUN HOMEOWNERS ASSOCIATION, INC.**

## **Board of Directors Monthly Meeting Minutes**

November 19, 2014-12-03

Prepared by Bob Hall for John K. Copeland, Secretary

### Call to Order:

The regular Board of Directors meeting was held at Copeland porch at 1440 S.W. 25<sup>th</sup> Lane Rhett Keene, President, called the meeting to order at 7:10 pm

### Attendees (Board Members present):

John Copeland  
Danielle Copeland  
Joseph Hornberger  
Rhett Keene  
Mike Nielsen  
Bob Hall  
Sue Weatherman (had to leave at 9:00 pm)

### (Non-Board Members present)

John Adams  
Tony Weatherman  
Danny Bartels  
Dennis Dodge

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

President Report – None

Vice President Report - None

Treasurer Report -

Checking account has \$15,613.46. Improvement account has \$10,845.96.  
40 members of the association have paid their dues and assessments for 2015

4 still unpaid from 2014

Secretary's Report:

Received confirmation that Bank that owns lot 22 will be paying pasted HOA dues.  
Will follow up on estopal letters on Lot #3. Believes the house has been sold.

Landscape Committee:

Danielle asked our landscape company to clean the fig vine off part of the outside wall.  
Mike suggested committee to look at weeds growing up in planted area of lockup and determine if our landscape company can take care of it.

Danielle suggested we look at our sprinkler system. It is starting to get some years on it and we should start budgeting some money for future repair. Long discussion ensued about who owns irrigation pump.

#### Maintenance Committee –

1<sup>st</sup> Part of community drainage done. (yea) approx.. \$50,000 left to do and with current budget saving and current special assessments, will have enough to do it early next year. (2016).

Now start saving for road repaving.

Stop signs staring to fade, suggested start saving money for new ones.

#### Lock up Report:

Ramp gate was damaged by someone bending gate up, maybe hinges damaged also. Mike recommend we get a quote for repair.

Rhett motioned to get quote from Quality Fence for repair and strengthen the fence. John Copeland seconded. Passed unanimously.

#### Architectural Review Committee:

ARC mentioned that due to a FCC ruling made after the Fox Run Rules and Bylaw were written that the HOA can not restrict a home owner from placing a satellite dish with in certain areas on their house. Board decided not to enforce any violation on current satellite dishes.

#### Bylaws Review Committee:

Requested “request for help” notice and contact info be placed on website.

#### Old Business:

2015 Budget submitted for approval. John Copeland made motion to adopt, Joe Hornberger seconded, passed unanimously.

#### New Business:

John Copeland made motion to tell attorney to proceed with filling foreclosure on lot 15. Hall, Keene, J. Copeland, Hornberger voted yea. D. Copeland and Neilson voted nay. Motion carries.

Holiday lighting installation will take place November 22. Rhett made motion to spend up to \$200 for new lights if needed. Seconded by Bob Hall. Vote for 5 yea with Mike Neilson voting nay

Standing Committee Chairpersons for 2015 will be the same as previous year.

ARC Committee – Mike Neilson

Maintenance Committee – Rhett Keene

Nominating Committee - Joe Hornberger

Long discussion on changing HOA attorney. Some members were not happy that current attorney also represents HOAs that border our community and that causes a conflict of interest on their part.

Board tabled the discussion till future meeting.

Next Meeting – Dec 17<sup>th</sup> Copeland porch at 7pm

Adjournment: 9:35 pm Joe Hornberger made motion to adjourn, Seconded by Rhett Keene and passed unanimously.