

FOX RUN HOMEOWNERS ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

December 17, 2014

By: Bob Hall for John K. Copeland, acting Secretary

Call to Order:

The regular Board of Directors meeting was held at the 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

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

President Report – None

Vice President Report:

Joe brought up that soliciting in neighborhood is starting to become a problem again. Board discussed what could be done. It was decided to put a suggestion in the minutes as to what homeowners should do. Joe Hornberger motions to add minutes the following statement:

We've seen a recent rise in solicitors in our neighbourhood and want to remind homeowners and residents that the sheriff's department encourages residents to call 911 and report all suspicious such activity.

Rhett Keene seconded and motion passed unanimously.

Treasurer Report:

Operating (checking) account has a balance of \$20,530.03. Improvement Account has a balance of \$10,845.96. 46 lots dues have been paid.

Bob Hall motioned to move \$9,200.00 (\$200 for each paid member) from Operating Account to Improvement Account. Seconded by John Copeland. Motion passed unanimously.

Secretary's Report:

Payment of dues and late fees on Lot #3 has been received. Nothing else due from them.
Payment from the bank for lot #22 has been received and that brings it up to date.
All paperwork for foreclosure on lot 15 is in the hands of the attorney.

Landscape Committee Report:

Danielle met with Albert Johnson about keeping unwanted weeds and excessive growth to a minimum in the lockup area. There was discussion about the irrigation system and it was brought up that our current system is old and will likely need repair/replacement sometime soon.

Maintenance Committee Report:

Discussion on if we should do part of drainage this year or wait till next year when the HOA has the money to finish it all. Rhett will inquire with drainage contractor if pricing will be more for part or finishing up the whole job. Rhett will make a presentation to Board at next meeting with an update of all drainage done and what is left to do.

Lock Up Report:

Mike reported damage to west gate. Appears someone backed into it. Gate is usable. Mike requested help from any HOA members to help him fix the gate.

Architectural Review Committee Report:

None

Rhett Keene made motion to have 2nd notice of violation letter made up and approved for mailing at next meeting. Joe Hornberger seconded. Joe Hornberger, Bob Hall, John Copland, Danielle Copland vote yea; Mike Nielsen votes nay; Motions carries 4 to 1.

Bylaws Review Committee Report:

None

Old Business:

None

New Business:

Discussion on how to proceed to replies from Members of the Association in reference to Architectural Violation letters.

John Copeland motions that each Board Member be provided a copy of the Violation Response Form to review. Rhett Keene seconds and Motion passed unanimously.

Board will discuss each returned Violation Response at next meeting.

Next Meeting:

7:00 pm January 28, At Copeland's back porch.

Adjournment:

Joe Hornberger motions to adjourn. Bob Hall seconds. Motion passed unanimously at 9:03 pm