

**FOX RUN HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting Minutes**  
**March 24, 2012**  
**By: John K. Copeland, Secretary**

**Call to Order:**

The regular Board of Directors Meeting was held at the Copeland Tiki. The meeting was called to order by Mike Nielsen, President, at 10:07 a.m.

**Attendees (quorum present):**

Mike Nielsen, President  
Joseph Hornberger, Vice President  
Scott Marcum, Treasurer  
John Copeland, Secretary  
Rhett Keene, Director

**Members At Large:**

Diane Marcum  
Danielle Copeland  
Tony and Sue Weatherman

Joseph Hornberger made a motion to approve the Minutes from the February 13, 2012 Meeting. That motion was seconded by Mike Nielsen and passed unanimously.

**Treasurer's Report:**

Scott Marcum stated that the checking account has a present balance of \$5,284.77 and the savings account has a present balance of \$3,853.49. Scott Marcum stated he is holding a check in the amount of \$350.00 from Debra Setty. It appears that the Dues Notice as well as the Late Notice went to the property address and her tenant did not forward them to her. The records were updated to list the Michigan address as the contact address: 4100 Walden Road, Lake Orion, MI 48360. Based upon these factors, John Copeland moved to accept the \$350.00 check without the late fees. The Motion was seconded by Mike Nielsen and passed unanimously.

Scott Marcum stated that the following people have still not paid their dues:

Mark Hall  
John and Sheila McLaughlin  
Kathi Convertini  
Regina Yeni

Since last meeting it was approved to set up an appointment with the Fox Run attorney, John Copeland will coordinate setting up a meeting with the attorney concerning these 4 homeowners and said meeting will be attended by Scott Marcum and Joe Hornberger.

**President's Report:**

Mike Nielsen had nothing to report.

**Drainage Report:**

Rhett Keene stated that he went on-line and got a standard HOA Budget Form. This Budget Form can be used in order to compile and approve an annual budget by the Board. Rhett Keene will put together a draft of a budget so that the residents can see which upcoming projects the Board will be discussing for completion. John Copeland made a Motion to allow Rhett Keene to put together a draft budget, said Motion was seconded by Mike Nielsen and passed unanimously.

**Vice-President's Report:**

Joseph Hornberger stated that we received a letter from the County dated February 14, 2012 regarding the Sheriff's Office enforcement on the Fox Run roadways. According to the letter, we have until April 1, 2012 to respond. Since it was discussed that the signs in the development do not meet the County's codes, Joe Hornberger moved to let the enforcement cease as of April 1, 2012, and not respond to the letter. Said Motion was seconded by John Copeland and passed unanimously.

**Secretary's Report:**

John Copeland stated that he had not received any response from General Labor Staffing Services d/b/a GL Staffing Services with regard to the ICE Compliance regarding Shoreline Landscape. John Copeland made a motion to send a letter to Shoreline Landscape to remind them that this issue still remains pending. Said motion was seconded by Rhett Keene and was approved unanimously.

**Lockup Report:**

Brian Ridgely was not present so Mike Nielsen gave the lockup report as per the information he received from Brian. Brian stated to Mike Nielsen that Oak Ridge had completed putting up a new fence along the rear of the lockup and that they did a good job.

**Architectural Review Committee:**

Dennis Dodge was not present at the Meeting so there was no report. John Copeland stated he would ask Dennis about the time and date of the walk-through of the neighborhood.

**New Business:**

Rhett Keene stated that he had talked to Sunshine Land Design concerning pending drainage projects. Shoreline is looking into them to see if they can honor the previous prices or whether or not the prices have increased.

The Board then had a general discussion regarding future drainage projects as well as road repairs. Rhett Keene will come up with a proposed budget and a proposal as to the economics and possible need for a special assessment and/or an increase in the annual dues in order to prepare for the cost of these projects. As the Board will be discussing a possible special assessment and/or an increase in dues, the Board welcomes all members to attend upcoming meetings so they may be heard concerning same.

Mike Nielsen stated that we received the annual Invoice for liability insurance from Deakins-Carroll Insurance Agency. The total premium for this year was \$2,213.40 which was a slight increase over the previous year. Mike Nielsen moved to pay the Invoice which was seconded by John Copeland and was passed unanimously. The Insurance Policy was signed and John Copeland was directed to mail it to Deakins-Carroll.

**Old Business:**

N/A

**Next Meeting:**

It was determined that the April Meeting of the Board of Directors would be held on April 25, 2012 at 7:00 p.m. at the Copeland Tiki. All homeowners are encouraged to attend.

**Adjournment:**

At 11:20 a.m., John Copeland made a motion to adjourn the Meeting, which was seconded by Mike Nielsen and passed unanimously.