

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

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

November 21, 2015

By: Rhett Keene, President/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  
Dennis Dodge  
Mark Hall  
Bob Hall  
Rhett Keene  
Joseph Hornberger

Non-Board Members present:

Mike Nielsen

Rhett Keene made a motion to approve the minutes from the previous meeting, which was seconded by Joseph Hornberger and passed unanimously.

### **President Report:**

Rhett welcomed Mark Hall to the Board and reminded everyone that we are almost complete with the drainage repairs and can soon begin saving for the roadway overlay that is the reason for the continued assessments.

### **Vice President Report:**

Joe also welcomed Mark Hall to the Board – stating a fresh perspective is always welcome.

### **Treasurer Report:**

Operating account (checking): \$33,487.50  
Improvement account (savings): \$10,848.98  
Total of both accounts: \$44,336.48

The dues from 18 lots have not been paid and are now late. A draft late notice was passed around and amended. Bob Hall motioned that late notice be sent to delinquent members, motion was seconded by John Copeland and passed unanimously.

Bob Hall presented the 2016 operating budget, which was discussed and Bob Hall made a motion to approve as amended. Motion was seconded by John Copeland and passed unanimously. The budget will be posted on the Fox Run web site.

### **(Acting)Secretary's Report:**

John Copeland, as acting Secretary, reported that estoppels request for Lot 52 was requested. Lot 52 is current on dues he will provide response.

After much discussion, Rhett Keene volunteered to be Secretary as well as President.

#### Maintenance Committee:

Rhett Keene reported that we are almost complete with the drainage improvements within the green areas of Run 1-2 (~\$6,800), Run 5-6 (\$7,200), and Run 7-8 (~\$12,500), and Run 9-10 (~\$11,000) remaining. Then we could begin saving for the overlay of the roads within the neighborhood which is estimated to be about \$100,000. Rhett motioned to move forward with next 2 repairs based upon Sunshine Land Designs previous bid prices. This would leave adequate funding for operations and \$10k buffer for emergencies. Motion was seconded by John Copeland and passed unanimously.

Outfall pipe in easement between Lot 51 and 52 appeared to have a failure. Rhett Keene had met with Lot 51 resident who is planning on replacing seawall, and will coordinate with Dana Small, the Engineer responsible for the design of the new seawall in order to repair the outfall pipe when the wall is replaced.

#### Landscape Committee:

Current lawn service operator Albert contacted Danielle Copeland about replacing damaged heads/risers/valve box internals at Time and Materials in accordance with current contract which was discussed and passed. Albert also had concerns about foliage over the wall at Lots 2 and 3 and about the weeds along the common areas fronting the road. The Board will review the concerns and Dennis Dodge volunteered to spread weed and feed in the weeded area.

Danielle volunteered to allow the Board to use the aerial lift that the Copelands had rented for the weekend to install the lights. The Board appreciated the donation and agreed to install the lights at 10:30 am on Sunday.

#### Lock Up Report:

Member in good standing, Mike Nielsen, stated that the lockup was in good operating order. Lot 11 submitted an application for a space in the lockup, but some of the information was redacted from the submitted registration. As the registration was current and showed the applicants name, John Copeland made motion to approve the application as submitted. The motion was seconded by Joe Hornberger and passed unanimously.

#### Architectural Review Committee (ARC) Report:

Lot 11 submitted for a new shadow box style fence. The submitted plan was reviewed by the board and Rhett Keene made motion to approve the plan. The motion was seconded by Bob Hall and passed unanimously.

Rhett Keene submitted a draft exhibit that depicted the locations of the front setback for fence placement of all of the lots within the neighborhood based upon the CURRENT By-Laws for review and comment. The exhibit will be revised and submitted at the next Board Meeting.

#### By-Laws Review Committee (BRC) Report:

Bob Hall requested a separate meeting be held in order to review the current document prior to finalizing. Mike Nielsen noted that he had several items regarding losing a lock up space if left vacant for extended periods, a fee for post approval of items that require Board approval, and excluding short term rentals, that he would like to have included in By Laws and will coordinate this at the separate meeting.

#### Old Business:

No old business

#### New Business:

No new business

#### Next Meeting:

December 14, 2015 at 7:00pm at 2423 SW 14th Terrace at the Hall's House.

#### Adjournment:

Rhett Keene motioned to adjourn; motion was seconded by Bob Hall and passed unanimously. Meeting adjourned at 9:32 pm