

FOX CREEK FARMS HOA ANNUAL MEETING CONTINUATION, JANUARY 19, 2006

Meeting was called to order at 7:03 pm, by Theresa O'Neill. Other board members included Bev Richards, Jo Charlton and Susan Zwiebel. 3 additional homeowners were present, along with Francie Orvis.

After an explanation by Theresa O'Neill describing the suggested amendments, and their purpose, to our Declaration of Covenants, a motion was made and seconded to accept the amendments as presented. A unanimous vote in favor of the motion was cast by the board members and their respective proxies, along with the homeowners present and their respective proxies.

Theresa O'Neill also explained the resolution regarding Outlot B which gave us the right to transfer the property in Outlot B, along with the maintenance, watering and liability responsibilities to the City of Longmont. Prior to transferring the outlot to the city, various improvements had to be made by the HOA, including an upgrade to the controls for the sprinkling system. Ward's Landscaping was awarded the project, and their work is in the process of being accepted by the city. Costs were higher than anticipated, but the job should be done shortly with a target date of February 10, 2006, for transferral of the property. A motion was made and seconded to accept the resolution as presented. Again, a unanimous vote in favor of the motion was cast by the board members and their respective proxies, along with the homeowners present and their respective proxies.

Susan Zwiebel presented the proposed 2006 Budget. A motion was made and seconded to accept the proposed budget as presented.

There was a brief discussion regarding the possibilities of replacing our fence with material other than wood, completing the landscape project in the Deerwood detention pond closest to Safeway, investigating methods to improve visibility from our subdivision on to Mountain View Avenue from intersections at Monarch, Laurel Court and Deerwood, and a brief update on traffic mitigation.

A homeowner mentioned that he has a 4 x 4 concrete cover for a utility box the city uses to access power to various homes. It came to his attention when the city tried to access the utility fixture that his fence was built over the box. They were able to access the utilities from another location, but he thought others might need to be alerted of the problem. The slabs are located throughout the subdivision and Theresa is going to contact the city to find out where they are located so homeowners can be alerted to the possibility that the city might need access for repairs and upgrades.

The FCF HOA is in current need of board members. Jo Charlton and Beverly Richards had been appointed as temporary board members, and following a unanimous vote, they became permanent board members. Theresa O'Neill and Susan Zwiebel were also unanimously reappointed. We still have one open board position that is currently being filled by Mike and Julie Tomlinson.

Following the votes passing the amended Declaration of Covenants and the Resolution regarding Outlot B, Theresa will begin work on the next newsletter to explain the transferral process, along with other pertinent neighborhood news, which we try to distribute bi-monthly.

With no further business to discuss, meeting was adjourned at 7:50 pm.

Fox Creek Farm HOA Meeting, March 16, 2006

Meeting was called to order at 6:30 pm by Theresa O'Neill. Francie Orvis, Susan Zwiebel, Jo Charlton and Bev Richards were present. No homeowners attended.

Minutes were approved as read.

Francie went over the financials, delinquencies and covenant violations.

We discussed the status of Outlot B and noted the attorneys from the city are talking to Jerry Cross. Francie will call Jerry to check status, and Theresa has agreed to contact Doug Brown to get the ball rolling again.

We also discussed the under drain situation and the hoopla that surrounded it when the subdivision was first opened. It was decided that those problems were the city's responsibility and we moved on.

The annual Easter Egg Hunt is scheduled for April 15, 2006, at 10 am. It was suggested that board members arrive at 9:30 to prepare. We budgeted \$250 for the event, and succeeded in securing a grant from Xcel for \$100. Jo Charlton took responsibility for the event with the help of Theresa O'Neill.

We decided to give Mark Hannon an award for his service and contribution to this community. Jo and Theresa will work on that.

The detention pond nearest Safeway needs to have plants added. We are going to find some cheap help and Theresa will supervise the project.

It was decided to postpone our next newsletter until we have more concrete info on Outlot B; however, Theresa will put together a flyer for the egg hunt.

It was suggested that we send a "Thank You" card to Ken Wicklund for his outstanding job of planting trees on the gulch. Theresa volunteered to do that.

Jerry Cross sent some memos for the implementation of SB100 rules and how they impact our HOA. Board members are to read them, and make motions for changes or to approve them by next meeting. This will be accomplished via emails. Status will be discussed at the next board meeting on May 18, 2006.**See below.

Board moved to transfer \$50,000 from our operating account to CD's consisting of 2 CD's at \$25,000 each.

Letters were sent to homeowners to seek their approval of the traffic mitigation ideas of the city. 452 ballots were mailed, and the city got 215 back. 160 people favored the actions.

**Francie needs to change the next meeting date to 5/25/06 and we are meeting at her office since we do not have the fire station for that date.

Meeting was adjourned at 7:44 pm.

On April 19, 2006, Susan emailed a motion to accept the following Board Policy Procedures Statements as written:

Decisions Upon Architectural and Landscaping Changes
Education of Board Members - Education of Members/Owners
Investment of Reserve Funds
Public Disclosure of Information
Collection of Unpaid Assessments
Conflicts of Interest Involving Board Members

The motion was seconded by Bev Richards on 4/20/06 via e-mail.

On April 21, 2006, Susan Zwiebel emailed a motion to accept the following Board and Policy Procedures Statements as written:

Adoption and Amendment of Policies, Procedures and Rules
Association Records - Inspection and Copying of Association Records by Unit Owners
Enforcement of Covenants and Rules - Notice and Hearing Procedures Schedule of Fines

The motion was seconded by Bev Richards on 4/21/06 via e-mail.

On April 28, 2006, Susan Zwiebel moved to accept the following Board Policy and Procedure Statements as written:

Adoption of Budget - Financial Review and Audit
Conduct of Meetings

On April 28, 2006, via email, Bev Richards seconded the motion.

Fox Creek Farm HOA Meeting, May 25, 2006

Meeting was called to order at 6:37 pm by Theresa O'Neill. Francie Orvis, Susan Zwiebel, and Jo Charlton were present. Joe Richards attended for Bev.

Minutes were approved as read. Francie will request that Jerry send Jo computer-ready copies of the SB100 rules that were approved and adopted by the HOA for the website.

Francie went over the financials, delinquencies and covenant violations. The board directed Francie to send letters to homeowners who have still not paid their assessments. They will be given until 6/30/06, and then they will be turned over to our attorney for collection. There are a lot of weedy, dry and some lawns with dead grass. Several homes are in the foreclosure process and the board agreed to hire someone to keep those lawns mowed or at least trimmed to look decent.

We discussed the status of Outlot B and it is still in the hands of Melody Homes. We will try to get an update from Jerry. The good news is that the city is watering and maintaining the greenway which saves the HOA more than \$1000 per month.

The residents of 1351 Somerset Circle needed a DRR approved ASAP, so the board was presented with the paint colors and approved them.

The detention ponds are looking shabby and they are scheduled for mowing and weeding on Friday, with a monthly schedule from there. It was noted that weeding is an extra cost and the board has advised that next year's bids need to include weeding and deadheading.

Francie is going to get 3 bids for a concrete path from Bramble Place to Deerwood.

It was noted that the water has been turned on for all areas. Some of the entryway signs have been vandalized or stolen, so the board directed Francie to look into replacing those signs.

A neighborhood party was discussed for the summer since there are grant funds available. No one on the board is willing or able to take on more work, so it was agreed that unless more people get involved, we won't be able to have the party.

We had discussed hiring someone to put additional plants along the detention pond nearest safeway. Theresa mentioned that the soil and rocks made it very difficult to plant, so she suggested adding a few more plants and spreading multi-colored California Poppy Seeds along the border. The board agreed with the idea and Joe Richards volunteered to help Theresa.

The board directed Francie to send letters to homeowners whose homes have become unsightly due to aging paint. Francie has sent 33 letters. We will also include a number for aid with painting in the next newsletter.

Meeting was adjourned at 7:35 pm. Next meeting 7/20/06 at the firehouse on Pace.

Fox Creek Farm HOA Meeting, July 20, 2006

Meeting was called to order at 6:33 pm by Theresa O'Neill. Francie Orvis, Susan Zwiebel, Bev Richards and Jo Charlton were present. No other homeowners were present.

Minutes were approved as read.

Francie went over the financials, delinquencies and covenant violations. Per the board's direction from the last meeting, Jerry sent 29 letters to delinquent homeowners. Only ten homeowners have paid, so the board directed Francie to take stronger action such as filing liens, etc. Most of the covenant violations involve boats, trailers, and campers. Lots of notices have been mailed and Francie was directed to take a stronger stance on those violations.

Gina Fallon has asked the board to forgive late fees and to accept a payment schedule for her assessments. Board agreed to accept payment schedule, but will not waive the late payment since it is July and assessments were due in January. If she had contacted us earlier, we may have been more lenient.

The board did move to excuse late fees for the Burrough's Family due to their auto accident.

We discussed the status of Outlot B and it is still in the hands of Melody Homes. Jerry is calling them daily to spur them into action.

Board made a motion to accept the bid from Albino Bustillos for the concrete work between Bramble Place and Deerwood Avenue. Francie will alert the board as to the date the work will begin and end.

The board discussed the possibility of new entryway signage. Theresa suggested looking into sandstone with engraving and possibly getting a city grant next year to help pay for them.

A discussion was held about the planters in the middle of Mountain View used for traffic control. The city has asked for our cooperation in planting. The board agreed that since the planter is in the middle of a city street it is the responsibility of the city. The liability would be too great for us; however, Theresa volunteered to help select appropriate plants for the area.

Susan contacted Rob Chapman to advise him of the over watering on the greenway. Rob responded immediately and the water problem seems to be under control. Susan also mentioned the poor appearance of the detention ponds. Other board members agreed and Francie is going to speak to our landscape company.

Meeting was adjourned at 7:33 pm. Next meeting 9/21/06 at the firehouse on Pace Street.