

Fox Creek Farm HOA

Board Meeting Minutes: March 18, 2010
7 PM 1000 Pace St. Community Room

Present: Jay Stype, Kory Cash, Mike Monticello, Erinn Pagratis, Matthias Lester, Francie Orvis
Absent: N/A
Others Present: 1340 Monarch Drive Homeowner

Proceedings:

- I. Meeting called to order at 7 PM by Jay
- II. Home Owner Questions
 - a. The 1340 Monarch Drive homeowner explained that in May 2009 her home was painted with non-approved colors after her colors were denied. Recently she received a letter informing her to appear in court to settle her fines. She explained the situation and has submitted a new design review request and plans to repaint the house and work out a payment plan to settle the lawsuit.
- III. Minutes from 1/21/2009 approved by board members.
- IV. Manager's Report
 - a. Francie reviewed the finances from January – February 2010. Approved by the board.
 - b. Delinquencies were reviewed
 - c. 11 homes in process of foreclosure.
- V. Old Business
 - a. The board agreed to wave some of the fines owed by 1340 Monarch Drive and authorized the attorney to work out a payment plan as long as the house is repainted. With \$500 waved, \$1619.00 is currently due.
 - b. 1418 Deerfield Court homeowner requested the board meeting minutes from 2009 and 2010. Francie will provide them with the Inspection and copying of association records by Unit Owners policy.
 - c. Kory presented a Painting Review Request Form that includes a diagram of a house to help explain where Body, trim, and accent colors may be used. Board members mad a few suggestions for improvement and Kory will update.
- VI. New Business
 - a. Fence Staining: The board members will look over the fence to see how the old stain is holding up.
 - b. A quote for trimming the Detention Pond near Deerwood and Terrace has been submitted. (\$318)
 - c. Reserve Study
 - i. Francie will obtain quote for performing a Reserve Study. It is likely that we will get a professional Reserve Study and then the board will update it in future years.
 - ii. Board will draft a Reserve Study Policy after the Reserve Study is completed.
 - d. Jay mentioned that we may wish to expand the approve roofing material choices. Board will consider at a future date.

- e. Jay mentioned that we may wish to allow more options than just Cedar Fencing. Perhaps composite fencing material that resembles Cedar Fencing. Board will consider at a future date.

VII. Meeting adjourned at 8:41 PM

Minutes submitted by Matthias Lester