

Fox Creek Farm HOA

Board Meeting Minutes: May 20, 2010
7 PM 1000 Pace St. Community Room

Present: Kory Cash, Mike Monticello, Erinn Pagratis, Matthias Lester, Francie Orvis
Absent: Jay Stype
Others Present: Don and Brenda Graffis, Joel Mansfield

Proceedings:

- I. Meeting called to order at 7:05 PM by Kory
- II. Minutes from 3/18/2010 amended to correct amount due by 1340 Monarch Drive homeowner and approved by board members.
- III. Manager's Report
 - a. Francie reviewed the finances. Approved by the board.
 - b. Delinquencies were reviewed
 - c. Homeowners have until July to pay current dues, after that they will be turned over to collection.
- IV. Old Business
 - a. 1340 Monarch Drive has been repainted with approved colors and homeowner is paying off the legal fees.
 - b. The updated Painting Review Request Form was approved and Mike will add it to the website.
 - c. The cattails in the detention pond should be cut 5/20-5/21
 - d. Fence Staining. The board decided that the fence sill looks good and should not be stained again. Maybe next year.
 - e. Board approved the Alternative Dispute Resolution. Mike will post on website.
 - f. The Architectural Review committee will review the latest Behr paint color palettes and verify that they match the ones that were approved in the past. If so, Matthias will work with Home Depot to have the approved color palettes on file at the two local stores.
- V. New Business
 - a. The website Domain expires August 1st. The board authorized Mike to pay 5 years of the domain and the hosting fees. Mike will update the owner to be Flagstaff Management Company so they will get notices in the future.
 - b. The 1418 Deerfield Court homeowners have offered to pay \$1000 if the board will agree that their house does not have to be immediately repainted and that all other fees are dropped. The board asked that the attorney draft a letter to accept this offer with the condition that there will be a letter in the file that says when the house needs to be painted due to ageing, the paint color must be changed to an approved color. The board will review the letter via email.
 - c. Reserve Study is out for quote. Francie expects two quotes back in a few months. It is hard to get anyone interested in traveling to Longmont to perform the reserve study.
- VI. Meeting adjourned at 8:30 PM

Minutes submitted by Matthias Lester