

# Fox Creek Farm HOA

Board Meeting Minutes: July 12<sup>th</sup> 2012  
7 PM 1000 Pace St. Community Room

Present: Mike Monticello, Matthias Lester, Mark Gardner, Francie Orvis  
Absent: none  
Others Present: none

## Proceedings

- I. Meeting called to order at 7:01 PM
- II. Homeowners comments: None
- III. Approval of May 10<sup>th</sup> 2012 meeting minutes. Mark motioned to approve with three typo corrections, Mike seconded, all members approved.
- IV. Approval of meeting agenda. Added Daycare 1405 M as item B in unfinished business. Mike motioned to approve, Mark seconded, all members approved.
- V. Financials:
  - a. Reviewed expenses
  - b. Reviewed account balances
  - c. Reviewed delinquencies.
    - i. 1408 C has not paid dues and says they will not pay for the legal fees used to generate over-due letters. Mike motioned to investigate if it is possible to turn the issue over to a collection agency. Mark seconded, all members approved.
    - ii. 15 other homeowners are delinquent
- VI. Old Business
  - a. Reserve study based on 20yr fence life. Analysis was not updated to reflect the 20 yr. fence life in time to review at July's meeting. This item will carry over to the next meeting.
  - b. Daycare at 1405 Monarch Dr. The HOA lawyer advised that conditional approval could not be granted and that the daycare would have external evidence of a business in direct violation of our covenant. They also indicated that HOA would be liable for approving a business in violation of our covenant. Based on advice from our lawyer, we declined to permit the daycare.
- VII. New Business
  - a. Shrub bid for Pace/Red Oak, Mtn. View / Laurel Ct., and Mtn. View / Monarch Dr., Mtn. View / Deerwood Rd. \$2330 from Ward's Lawn Service, Inc. Mike motioned to put in the new landscaping after receiving a quote to repair the drip system if repairs are needed. Mark seconded. All members approved.
- VIII. Adjournment
  - a. Mike motioned to adjourn the meeting at 7:45pm. Mark seconded. All members approved.