

Fox Creek Farm HOA

Board Meeting Minutes: September 13th 2012
7 PM 1000 Pace St. Community Room

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

Proceedings

- I. Meeting called to order at 7:02 PM
- II. Homeowners comments: None
- III. Approval of July 12th 2012 meeting minutes. Mark motioned to approve the minutes as written, Mike seconded, all members approved.
- IV. Approval of meeting agenda. Mark added C under unfinished business, landscape work on entry way. Mike motioned to approve, Matthias seconded, all members approved.
- V. Financials:
 - a. Reviewed expenses.
 - i. Francie will look up water bills from last summer to compare to this year. One area has a \$400 water bill which raised concern about a broken pipe.
 - ii. Francie will review the last bill from Ward's Lawn Service, Inc. to get an explanation of some charges on the last bill.
 - b. Reviewed account balances.
 - c. Reviewed delinquencies.
 - i. Three homeowners are arranging payment plans with our attorney.
- VI. Old Business
 - a. Reserve study based on 20yr fence life. With our current expenses, the reserve study predicts a 205% fully funded level in 20 years assuming no increase in yearly contributions to the reserves. The Board decided to ask a third party to review our budget and reserve study to predict what annual dues will provide sufficient future funding.
 - b. Collection Agency. There are several in the area. Francie will contact them to see if they will work with homeowner's associations.
- VII. New Business
 - a. Management Contract. Mike motioned to approve a new two year contract with Flagstaff Management. Matthias seconded. All members approved.
 - b. Snow and Lawn Contract. Ward's Lawn Service, Inc. two year contract was reviewed. We will obtain a competitive bid before proceeding.
 - c. The shrub replacement on Pace/Red Oak, Mtn. View / Laurel Ct., and Mtn. View / Monarch Dr., Mtn. View / Deerwood Rd. was completed.
- VIII. Adjournment
 - a. Mike motioned to adjourn the meeting at 8:25pm. Mark seconded. All members approved.