

# Fox Creek Farm HOA

Board Meeting Minutes: March 14th 2013  
7 PM 1000 Pace St. Community Room

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

## Proceedings

- I. Meeting called to order at 7:04 PM
- II. Homeowner's comments:
  - a. Aspenwood Lane homeowners Lisa Hennisy, Jack and Teresa O'Neal; spoke about a five foot fence that is falling down. This fence faces the walking path along the creek. There is a question on who owns this fence. Francie will investigate who owns this fence. It may be on city owned property.
  - b. Michael and Mary Ewen asked about the bee hives agenda item. Mike explained that we were looking into the code in Longmont, Louisville and Fort Collins to see if there was language we should adopt.
- III. Approval of January 10<sup>th</sup> 2012 meeting minutes. Mark motioned to approve the minutes as written, Mike seconded, all members approved.
- IV. Approval of meeting agenda. Mark added a discussion of Melody Home siding under new business, Mike motioned to approve as amended, Mark seconded, all members approved.
- V. Financials:
  - a. Reviewed account balances.
    - i. Mark questioned some negative amounts for insurance and office expenses on the January 2013 statement. The \$100 office expense number was from a return of a deposit for the meeting room.
  - b. Reviewed delinquencies.
    - i. 48 homeowners are overdue for annual dues.
    - ii. One homeowner owes \$555 and the management company is working on garnishing their wages
    - iii. One homeowner occasionally falls into foreclosure and currently owes \$2177. Francie will look into options on how to bring a lawsuit against this homeowner to collect.
- VI. Old Business
  - a. Reserve Study discussion on expected fence life and budget review.
    - i. Mark will look for a company that can update our reserve study to better predict future funding levels that will maintain proper reserve levels.
- VII. New Business
  - a. Discuss changing guidelines to include beehives. Reviewed code from Longmont, Louisville, and Fort Collins. Longmont has a one line section on bees. Mike will meet with the City Council to encourage them to adopt more beehive guidelines similar to Louisville or Fort Collins.

- b. Melody Home Siding. One homeowner had siding that is bowing out about  $\frac{3}{4}$ " in spots and brown streaks are dripping out in several places. This is also happening on a few other houses in the neighborhood.

VIII. Adjournment

- a. Mark motioned to adjourn the meeting at 8:08pm. Mike seconded. All members approved.