

# Fox Creek Farm HOA

Board Meeting Minutes: July 13<sup>th</sup> 2017

7 PM 1000 Pace Street, Longmont CO, Fire Department Community Room

Present: Matthias Lester, Mark Gardner, David McCarty, Carina Lindsay

Absent: Mike Monticello

Others Present: Tom Seaman

Proceedings

## I. Meeting called to order at 7:00 PM

## II. Homeowner comments

- a. The 1305 Bramble Place homeowner asked for an exception to install a ten foot tall shed, which exceeds the eight feet six inches allowed by the covenants. His shed will be in the backyard with the ridge parallel to the rear fence. It will be setback four feet from the fence.

## III. Approval of Minutes

- a. The board meeting minutes from May 11<sup>th</sup>, 2017 were approved as written.

## IV. Acceptance of Agenda

- a. The agenda was approved as written.

## V. Manager's report

- a. David McCarty from Flagstaff Management reviewed the financial statements. \$2177 is currently delinquent.
- b. The HOA has \$313,000 in reserves. Mark Gardner proposed that the board either reduce the dues, increase the spending on neighborhood improvements/maintenance, or return some funds to existing homeowners. The board discussed the possibility of installing more flowers near the entrances and reducing the dues.

## VI. Emailed Approved Items

None

## VII. Unfinished Business

- a. Detention Pond Fences – The board decided to schedule another meeting with the attorney to discuss the responsibilities surrounding the fences along the detention ponds.

## VIII. New Business

- a. Design Review Requests –
  - i. The 1305 Bramble Place homeowner's request for an exception for the ten foot shed was voted on and the three board members present voted to allow this exception
  - ii. The 1622 Cedarwood homeowner asked for an exception to allow a tall shed in the front right corner

of their yard. They installed the shed without first submitting a design review request. If the board grants the exception they plan to paint the shed the colors of the home and to plant tall trees in front of their fence to shield the shed from the street. Carina motioned that we allow the exception and Mark seconded. Carina and Mark voted to allow the exception. Matthias objected.

- iii. The 1664 Cedarwood homeowner submitted a request to approve a six foot driveway extension on either side of their existing three car driveway. The request was denied and the board suggested that they request a three foot extension that is compliant with the covenants.
- b. Directed Painting Letters – The board recently sent letters to seventeen homeowners with faded/damaged exterior paint. Eleven homeowners have not replied. David will provide examples of follow up letters for the board to consider.
- c. Violations / Fines - Three homes have received the 3<sup>rd</sup> or 4<sup>th</sup> notice of violations for weeds or ground fabric showing in their front yards. The board reviewed these violations and found that the violations exist and that no hearings have been requested.

## **IX. Adjournment**

The meeting ended at 8:08 PM