

# Fox Creek Farm HOA

Annual Board Meeting Minutes: November 8, 2018

7:15 PM Trail Ridge Middle School, Cafeteria / Commons Area 1000 Button Rock Dr.

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

Absent: n/a

With proxies and homeowners attending, 54 households were represented (26 in person and 28 proxies). This was enough for a quorum, which requires 47 (10% of households).

## Proceedings

**I. Meeting called to order at 7:17 PM.**

Current board members, and David McCarty, introduced themselves.

**II. Proof of notice of meeting**

**III. Approval of minutes from 2017 annual meeting**

Minutes approved.

**IV. Board Review of past year.**

Mike summarized the board's work for 2018. There were a number of comments and questions from the attendees.

- A. A Replacement of fences around Outlots A and B, along Deerwood. These fences are installed and stained.
- B. Ice cream social held in Stephen Day park this summer
- C. Investigation of enhanced landscaping around the north detention pond.
- D. Design guidelines updated
- E. DRC got pre approved paint colors from Sherwin Williams, and they are now available online
- F. Contract renewals with landscapers et al
- G. Research into obtaining fence insurance. Currently we have none
- H. General landscaping, detention pond cleaning and trimming

In the course of presenting the points, homeowners brought up some issues.

- Discussion of the HOA's reserve, how it came to be and trends
- The City of Longmont is unclear about whether they will continue to maintain the strip between Pace Street and the neighborhood fence. Dave is in discussion with them about this.
- A homeowner wonders if the HOA automatically expires 20 or 25 years from inception. Dave said it did not.

- A homeowner noted that the city is not mowing the greenway behind Aspenwood Lane, increasing mosquitoes and causing the 17th Ave underpass to flood at times.

#### **V. Financials**

Dave went over the 2018 expenses and proposed budget for 2019.

#### **VI. 2019 budget ratification**

No vote was necessary as 67% of owners were not present to vote down.

#### **VII. New business**

##### **A. Board member elections.**

Our Declaration specifies a Board of five members; currently we have four, with two terms expiring. Carina's and Mike's terms are expiring and each wishes to serve again. In addition, two homeowners want to join the HOA Board. This would make a total of six members on the board, which Dave says is permissible. Mike and Carina were re-elected. Jill Topper and Jim Armstrong were elected as new Board members.

##### **B. Social Committee volunteers.**

A number of homeowners volunteered for the design and social committees.

##### **C. A motion was made and seconded to join Longmont Neighborhood Group Leaders Association (NGLA).**

#### **VIII. Homeowner comments**

##### **A. A homeowner suggested three yard sales in the summer, one a month, instead of the one currently held in Fox Creek Farm, in June. The current yard sale, along with Easter egg hunt and yard aeration, is promoted by a local realtor, not by the HOA.**

##### **B. A homeowner mentioned the Fox Creek Farm group on Facebook. There is also a forum for our neighborhood on NextDoor.com.**

#### **IX. Adjournment**

The meeting adjourned at 8:32 PM