

## Fox Creek Farm HOA

Board Meeting Minutes- September 10, 2020

6pm Zoom Meeting

Present: Carina Lindsay, Sherry Silinger, Jill Topper, Mike Monticello and David McCarty

Absent: Jim Armstrong

### Proceedings:

1. Meeting called to order at 6:07pm.
  - a. Note July 2020 Meeting was cancelled.
2. Homeowner Comments
  - a. Ryan Conklin suggestions were presented to the Board and subsequently emailed to the Board for consideration and thought. Further discussion and actions will be taken in regard to his suggestions.
  - b. Carina suggested using Next door and Facebook and Deana the Realtor to help get volunteers and more people involved. Discussed producing an updated newsletter and possibly asked Deana to put in with her realtor notice. Dave was going to email Sherry the last newsletter prepared and Sherry was going to see if we could get a volunteer to do a bi-annual or quarterly newsletter for the HOA.
  - c. Discussed Halloween and whether to do a Trunk or Treat in the parking lot at the school. It was suggested to wait until after the School Board meeting on sept 30<sup>th</sup> to see if school will remain virtual or not.
  - d. Discussed 1415 Willowbrook and 1312 Walden Ct paint issues. Board was asked to walk or drive by these two homes to get our opinion on the paint. Apparently they did not ask permission or follow the correct steps and painted prior approval by the design guideline committee. Question, should we update the guidelines to prevent this in the future with the color suggestions presented by David on behalf of the Design Committee? Sherry asked if we could have a meeting with the Design Committee to further discuss. David was going to send an email to get the two groups to meet.
3. Approval of Minutes from May 14, 2020. Carina moved to approve, Mike second. All in favor. Yes
4. Acceptance of Agenda- Mike moved to accept, Jill second, all in favor, yes. Agenda accepted.
5. Managers Report
  - a. Financial Statements- only 4 families not paid dues so far. Will get them paid David said. Sherry asked question on overpayments and was told how someone might have an overpayment from prior year dues changing amounts and paying the wrong amount.
6. Email decisions outside a meeting

- a. Mike was given OK to pay for GoDaddy website and was approved through email. Mike needs to update the 2020 items such as minutes and the members on the Board, etc on the website.
- b. Jill suggested getting CCIOA copy on our website for easy access. Laws for HOA after 1992 are bound to follow it. Our covenants could take precedence over it and David mentioned could be conflict and confusing to residents if both on website. Mike will try to get the link on the website for any future needs.

#### 7. Unfinished Business

- a. Design guideline- Sherry sent updated version for approval back in May 2020 with the updated shed wording from the lawyers.
- b. Conversation on trim and what to allow per page 10 of packet emailed from David for this meeting. We need to speak with design review committee and find out why they have an issue with the trim colors. We tabled our decision on approving their wording on page 10 of the packet until we could meet and talk with the Design Committee. Mike and Corina voted to deny putting their request in the covenant but Jill and Sherry wanted to hold off with their votes for now. David said they really want to give the design review committee better guidelines for approval. Use of Sherwin Williams website- preapproved color list is on our website and requests should come from that list??!! If form is sent back "denied" the committee should then give suggestions from the approved list for consideration by the homeowner. Will plan a zoom meeting between Board and Design Committee to talk it through.
- c. Mike motioned to publish and update HOA guidelines from May 20<sup>th</sup> email, Jill second and all in favor, Yes.

#### 8. New Business

- a. Sherry met 3 new neighbors as Welcome committee. Will better use Next Door and Facebook to communicate with Fox Creek Farms community. On welcome note, will add websites, current board names and contact Flagstaff Management with any issues to the welcome note.
- b. Social budget will reimburse Sherry for any expenses incurred for the Welcoming. Sherry made motion, Carina second, all in favor, yes.
- c. Ward Snow vs. Rock Solid for the next 2 year maintenance. David was able to get the quotes from both companies and renewal for Ward Snow is 7.4% increase over 2 years. Quote from Rock Solid was basically the same price but the ability to end the contract with Rock Solid with 30 days written notice was a better arrangement then the wording on Ward Snow's contract for terminating contract. Rock Solid will invoice monthly, Ward will send bills as work is done. Carina commented that could be a good time to try another company. Rock Solid is doing Wolf creek and Sundial and would be convenient for them to come do Fox Creek Farms as well. Proposing to make the switch but Board members wanted to compare the contracts and agreed to get back to David within the

week with their decisions. Dave was going to contact Rock Solid to see if they would change to 5 mows and how that would impact the pricing. We will all respond to David no later than 9/17/2020 with our decision so the 2021 budget can be updated.

- d. Management Contract- 2 year renewal Flagstaff Management. 1.5% annual increase for total of 3% increase over contract. \$1475-\$1520. Carina asked about the new software that David had mentioned they were going to use and David said that the software- Calibar- since April's transitioning, did not go well and they have pulled the plug on it. Moving forward, accepting credit cards in new software and will need to review other softwares and try others and hopefully get another up and running soon. Calibar was a nightmare David said. Board agreed that David does a great job and accepted the new contract terms. Carina asked if anyone felt we needed to review other management companies and the group said, No. Mike made motion to accept the contract, Carina 2<sup>nd</sup>. All approved, Yes
  - e. 2021 Draft budget- discussed budget with \$120 per year dues vs. \$125 per year dues. Should we do fence staining and put in budget? Agreed to put it in budget. Need to decide which maintenance contract we will go with so David can populate into the 2021 budget. With the budget the way it is now, we will show a breakeven 2021 as we reduced the social budget due to COVID. Once we select the new maintenance, we will vote through email to approve the 2021 budget. Need to get it out 30 days prior to annual meeting to community.
  - f. Annual Meeting
    - i. Discussed how we will conduct the annual meeting and it was agreed that it will most likely need to be virtual. Will have to see if any place will even rent to us and David will have to figure out the platform to use, whether Webex, Zoom, Go to Meetings, etc. Barn center on Main wants \$300/hour which is a lot of money for a meeting where a lot of people do not usually attend.
    - ii. Discussed how to hold the meeting and how to vote for new board members. How to do roll call and capture all attendees. David has a meeting next week and will try zoom and let us know how it goes.
    - iii. Need to notify the community of how the meeting will take place so more people may come.
    - iv. Will be electing 3 spots and Carina will be stepping down. Thank you Carina for all of your hard work and dedication to the community and the Board. You will be greatly missed for sure. Mike and Jill indicated they would run again so we will be voting on one open position. Jim and Sherry will have one more year in their current roles.
9. Adjournment- Next meeting will be November 12, 2020. Time and venue to be announced. The meeting was adjourned at 7:57pm.