

# Fox Creek Farm HOA

Annual Board Meeting Minutes: Nov 11<sup>th</sup> 2011  
7 PM 1000 Pace St. Community Room

Present: Kory Cash, Mike Monticello, Matthias Lester, Francie Orvis  
Absent: Erinn Pagratis, Jeanne Scherer  
Others Present: Nine Homeowners

## Proceedings:

- I. Meeting called to order at 7:04 PM by Kory
- II. Proof of notice of meeting
  - a. Homeowners concurred that they receive a notice of the meeting.
- III. Approval of 2010 annual meeting minutes
  - a. Mike motioned to approve as written, Matthias seconded
- IV. Financials
  - a. Francie reviewed the September 2011 Income Statement.
    - i. Homeowner asked about foreclosures. It was clarified that we occasionally hire legal services to attempt to collect overdue dues, and other fines. Once the property goes into foreclosure we stop attempting to collect.
  - b. Francie reviewed Balance Sheet
    - i. Total assets \$292,379.12
    - ii. Homeowner asked that reserve study be posted on line as this would help explain the large reserve fund balance.
    - iii. Mike explained that the under-drain system consists of and that the HOA is responsible for its maintenance.
- V. 2012 budget
  - a. Fence staining is not in the 2012 budget as it was scheduled to be done this Fall It did not get done so it will happen next year. Francie will update the budget to reflect this.
  - b. Budgeted \$21,930 transfer to reserves in 2012
- VI. Review of past year
  - a. Under drains were inspected with a camera and cleaned.
  - b. Reserve study created
  - c. New paint request form created
  - d. Website updated, email list with automatic meeting notifications created
- VII. Election of 3 board members
  - a. Seeking president, vice president, secretary
  - b. Mark Gardner volunteered to be a member
  - c. Matthias and Mike volunteered to stay on as board members.
- VIII. NGLA volunteers
  - a. Mike explained that if the association has a volunteer attend the NGLA meetings we can apply for funding of special projects. They give out approximately 50K of matching funds for projects that NGLA nominate for funding.

- b. Mark Gardner and Mike Monticello volunteered to attend the NGLA meetings. They were elected to represent Fox Creek Farm at the NGLA meetings.
- IX. Homeowner comments
- a. Homeowner recommended a change in policy on frivolous violations. He would like the policy updated to only get a notice of violation if three neighbors complain. Examples provided: lawn was not mowed and snow was not removed in a timely fashion.
  - b. Another homeowner purchased a house and received notice of weeds in lawn. He indicated that they called Flagstaff management, left a message, and their phone call was never returned. Mike mentioned that the board member phone numbers and Flagstaff Management's email address are on the web site.
  - c. About 15-20 citations are issued each month
  - d. About 7 foreclosures are pending in the neighborhood.
  - e. Kory would like to landscape the retention ponds to improve the appearance of the community.
- X. Adjournment
- a. Mike motioned to adjure the meeting, Matthias seconded at 8:09pm

Minutes submitted by Matthias Lester