

FOX CREEK FRAMS HOA ANNUAL MEETING, NOVEMBER 19, 2009

Meeting was called to order at 7:04 PM, by Jay Stype. Erinn, board member was also present. Francie Orvis was present to represent our management company, Flagstaff Management. Eleven homeowners were also present and 15 proxies had been collected.

Introductions of the board were made and Jay asked homeowners to introduce themselves.

Francie reviewed the Financials. A few questions were asked and answered. Francie went over the 2010 Budget. It was noted that the 2010 dues will remain at the same annual rate. There were discussions on the amount of reserves the HOA has and the possibility of lowering the dues. A homeowner expressed a desire that no funds should be going to the reserves. Jay stated it is the board's desire to leave the dues at the current annual rate because of possible additional expenses with the uncertain economy and possible lost income. Jay stated that the board had not discussed any plans for improvement for next year. Several homeowners expressed the desire to improve the neighborhood appearance with some of the reserve funds. Ideas mentioned included the entry at Red Oak and Pace and the detention pond on Deerwood between Willowbrook and Cedarwood. A homeowner said in the past there had been a Landscape Committee that looked at improvements for the HOA. Someone asked about grants to do landscaping projects. The City has a Neighborhood Group Leadership Association where if you attend several meetings you are eligible to write a grant to receive funds. With the shortfall of City Funds only small grant funds will be available. No one volunteered to serve as the representative. The homeowner suggested we ask homeowners for ideas/survey about landscaping and put in a newsletter. It was noted we do not qualify for free newsletter printing through the city until we have a representative attending the required number of NGLA meetings. A homeowner volunteered to maintain the website, only if our present person wants to turn it over to him. Suggestions for an email list for communication was brought up.

Jay reviewed the past year's projects which included redoing the rock along the fence and the Design Review Guideline changes. There were questions about homeowners that had painted their homes who were not approved and what the process was. Jay indicated that those homeowners would have been turned over to the attorney.

It was stated that Susan Zwiebel had indicated she was no longer able to serve on the board. Her service has been greatly appreciated and she will be missed. The Board asked for any volunteers to serve on the board which had three open positions. There were three volunteers: Kory Cash, Mike Monticello and Mathias Lester. The ARC committee also needed one more volunteer. Jay Stype stated he has someone interested in filling the position.

Jay asked if there were any further comments. There were none.

A thank you was extended to the new board members. The meeting was adjourned at 8:15 PM. All meetings will be held on the 3rd Thursday of each odd month, 7PM at the Fire Station Community Room on Pace Street.