

Fox Creek Farms HOA Meeting, August 26, 2004

Meeting was called to order by Jon Vincent vanBenthem. Francie Orvis, Theresa O'Neill and Susan Zwiebel were in attendance for the HOA, along with Matt Maxfield representing the NGLA, and Mike Monticello as alternate. Joe and Bev Richards and Jo Charlton were among the homeowners attending. Also, Dale Bruns, Bill Sheerin, and Mark Fisher of the proposed Village of Eastgate Subdivision were present.

Dale, Bill and Mark presented the proposed plans for the Village of Eastgate Subdivision and its possible impacts on FCF Subdivision. Concerns voiced by the FCF Board, included, but were not limited to, enrollment at Fall River Elementary, proposed bridges joining our subdivisions via the greenway, increased maintenance of the greenway and the traffic on 17th Avenue.

They addressed all of our problems very positively, citing the first phase of building as being geared toward the 55 and older population for little or no impact on Fall River. They are also redesigning 17th Avenue to accommodate the increased traffic flow. Bridges are to be placed strategically for the least amount of disruption to water flow and pedestrian movement. Also, they indicated that the bridges may be more of a benefit to our subdivision than a detriment since they are adding restaurants, coffee houses, etc, to attract the pedestrian traffic.

There are many more conversations to be held with the new developers, but the board came away with a feeling of respect and cooperation from Mr. Bruns and the other gentlemen involved. We look forward to on-going conversations with them, including possible access fees and help with the maintenance of the greenway. They presented from 6:30 to 7:30 pm.

Matt Maxfield updated the board on the NGLA Grants, and advised that we have secured \$400 to use on our fall festival, along with an additional \$100 from Xcel Energy. The board is still juggling to find a time and date suitable for the festival, annual meeting, and perhaps a visit from our mayor, Julia Purnack, who mentioned that she would like to attend one of our HOA Meetings.

Matt had suggested using boy scouts to work on the detention pond on Deerwood, but after meeting with the scouts, Theresa O'Neill decided it would not work out. We will continue to seek volunteers or an organization that needs to complete community service.

Jo Charlton and Mike Monticello have worked diligently on the internet service for the HOA, including our website, and the board directed them to find the best provider, in their opinions, and report back to us.

Minutes from the previous meeting were approved.

Copies of the delinquency report and covenant violations were not available and Francie agreed to fax them to us. Francie has been in contact with Michelle at the city code

enforcement office and has managed to get a few lawns mowed, among solving other problems. It was suggested and agreed that we should review the process of violations, etc, via our next newsletter. Francie reviewed the financials which included both July and August numbers.

We asked for fence repair bids. Matt Martin, who repaired the damage at Mountain View and Pace was unable to do the repairs for the entire fence prior to painting. Francie will fax bids when she gets them. We also discussed going with a darker shade of paint for the exterior fence than we decided earlier which was Sandollar.

The board decided upon a fall festival instead of a summer party and a holiday party due to lack of attendance at the holiday party last year. Theresa O'Neill, aka the party planner, has agreed to take charge of the activity. The date for the event is to be announced, but we are tentatively looking at November 11, 2004. The board has asked to keep the costs below \$1000.

We received a response from D R Horton regarding home warranties and the problems several people are having with concrete, roofing, and other areas of construction. Details of what to do, who to contact, etc, will be outlined in our next newsletter.

The board discussed the annual meeting and tentatively is looking at November 11, 2004, combined with the fall festival, for our annual meeting. At the meeting, we will discuss the proposed budget, any assessment changes, and may invite the mayor.

The board was upset with the fees from Ward's Landscaping for their work on the detention pond across from Fall River Elementary and requested new invoices to reflect a more fair price for the work. Upon receipt of the new invoices, which were not much less than the original, the board agreed to pay the original bid amount, plus 10% which is the maximum he can charge by law.

At approximately 8:40 pm, the meeting was adjourned, with the intention of following through on the above items via e-mail.