

Fox Creek Farm HOA

Board Meeting Minutes: Jan 10th 2013
7 PM 1000 Pace St. Community Room

Present: Mike Monticello, Matthias Lester, Mark Gardner, Francie Orvis,
Absent: none
Others Present: Dan Peters, Kay Armstrong

Proceedings

- I. Meeting called to order at 7:00 PM
- II. Homeowners comments: Dan Peters, spoke in support of allowing bee hives. Some of his comments are summarized below.
 - 90% of all stings come from yellow jackets not honey bees.
 - Many cities are allowing bee hives. New York City requires permits. Longmont allows up to 3 hives per property and does not require permits.
 - If owners allow swarms, the city can revoke the right to have hives as a nuisance.
 - Bees fly two miles from the hive.
 - Beth Conrey from Colorado State Beekeepers Association a state resource on bee issues and could present to the board if desired.
- III. Approval of September 13th 2012 meeting minutes. Mike motioned to approve the minutes as written, Mark seconded, all members approved.
- IV. Approval of meeting agenda. Mike motioned to approve, Matthias seconded, all members approved.
- V. Financials:
 - a. Reviewed account balances.
 - i. \$15330.00 was transferred to reserves and \$1225.91 net income remained at the end of 2012.
 - b. Reviewed delinquencies.
 - i. Only 6 homeowners are delinquent with a total amount due of \$4219.93.
- VI. Old Business
 - a. Reserve Study discussion on expected fence life and budget review.
 - i. Mike will look for a company that can update our reserve study to better predict future funding levels that will maintain proper reserve levels.
- VII. New Business
 - a. Sign approved updated policies.
 - i. Hindman Sanchez prepared the following revised policies for the Fox Creek Farm Master Association along with a new Inspection of Records Policy.
 - Collection Policy
 - Conduct of Meetings Policy
 - Conflicts of Interest Policy

- Covenant and Rule Enforcement Policy
- Document Retention Policy
- Inspection and Copying of Records Policy
- Investment of Reserves Policy

ii. Mike motioned to approve and Mark seconded. Two of the three members approved.

b. Discuss changing guidelines prohibiting beehives.

i. Board will gather more information, review other cities regulations, and possibly ask Beth Conrey to present to the board and architecture review committee.

c. Detention Pond Landscaping

i. Kay Armstrong from the landscape committee presented Ward's Lawn Service's bid to landscape the East end of Cedarwood Drive, the East end of Bramble Place, and the area adjacent to the street along the North Deerwood Drive retention pond for \$8885.35. The board approved this proposal.

VIII. Adjournment

a. Mike motioned to adjourn the meeting at 8:22pm. Mark seconded. All members approved.