

Fox Creek Farm HOA Meeting, January 15, 2009

Meeting was called to order at 7:10 pm by Susan Zwiebel. Meeting was delayed while the board waited for Erinn, who had, unfortunately, been involved in an auto accident and never made it to the meeting.

Introductions of the new board members were made followed by a brief description of their current jobs and reasons for wanting to serve on the board. Richard Payne is a relatively new resident who is currently a bus driver. Jay Stype works in health care management and is also relatively new to the neighborhood having relocated from Arkansas. Don Graffis works for the US Dept of Agriculture in the soil and water conservation department. He has been a resident of Fox Creek Farms since its inception and was actively involved in some of the first landscaping in the detention ponds. Erinn was not present and no one knew her occupation.

Since no one else had any experience, Susan Zwiebel agreed to preside over the meeting. At the annual meeting, when the four people previously mentioned volunteered to serve on the board, Susan Zwiebel and Bev Richards had agreed that one of them would continue to serve on the board for the next 6 months to a year to provide experience and continuity to the new board members; however, at the first meeting, it was suggested that Susan step aside to allow another new board member, Shannon Kylo to serve instead. Susan was reluctant to do so, but the new members were fairly insistent on starting fresh with a new board. The board offered Susan an ex-officio position as an advisor, but Susan declined due to the lack of voting privileges. A lengthy discussion was held that included homeowners in attendance and the board members. Theresa O'Neill read a prepared statement suggesting that the board keep Susan on the board and Flagstaff Management (Francie Orvis) as our management company for continuity. Her statement was also highly complimentary of both parties. Joe Richards asked the intentions of the new board members and asked if there might be a personal agenda. No one responded. Mark Hannon questioned the legality of the actions proposed by the board. There may be further investigation into his question. At the end of the discussion, Susan agreed to step aside for the new board.

Following that discussion, board members agreed to term lengths. Jay Stype, Don Graffis and Erinn Severson agreed to 2-year terms, while Richard Payne and Shannon Kylo accepted 1-year terms. Elections followed with Jay Stype serving as president, Richard Payne, vice-president, Don Graffis, secretary, and Erinn Severson, treasurer. Shannon Kylo will serve as a member-at-large. It was further agreed to require two signatures per check. Jay, Don and Erinn will be the primary signers.

Minutes from the previous meeting (9/18/08) were approved as read.

Francie explained the financials, delinquencies and covenant violations. It was noted that delinquencies are at an all-time low due to the efforts of Francie and Jerry Cross. A brief description of the delinquencies followed to get the new board current.

The board had requested a copy of the contract between Flagstaff Management and Fox Creek Farms HOA. A copy was provided and the board reviewed the terms and a description of the

management company's responsibility and the board's responsibility. It was suggested by the homeowners who were present, and previous board members, that we honor existing agreements.

OLD BUSINESS:

1. After replacing the exterior fence, it was agreed that the rock and weed barrier should also be replaced. The board reviewed submitted bids, but asked Francie to get new bids to include cobble stones (2-4") versus the smaller stones like the ones along Mountain View and Deerwood. Susan suggested using Ward's since they know the area and the location of irrigation lines.
2. Our neighbors to the south requested that Fox Creek Farms participate in the landscaping and maintenance of the median planters in the middle of Mountain View Avenue. Susan informed the board that we had previously refused to participate since it is the city's responsibility and the HOA did not want the additional liability. Everyone agreed.
3. We are in need of someone to handle our landscape needs. Torii's has been maintaining our areas for the past few years, with rapidly increasing rates and added expenses. Susan suggested an all-inclusive bid for the area. It was suggested that we continue to seek bids.
4. Susan explained the snow removal contract and the areas that the HOA is responsible for clearing snow. The current contract is with Flying Colors. Susan also suggested that board members keep track of snow removal and billing.
5. Susan reviewed the board's position on paint colors. Several palettes have been made available to homeowners. They may choose colors from the pre-approved palettes without submitting a design review request for approval; however, they still must give a DRR to Francie for her records. The colors must be different from the neighbor's homes.
6. Don Graffis agreed to produce a newsletter with the help of Shannon Kylo.
7. Board goals were tabled until the next meeting.

The meeting finally adjourned at 9:05 pm.

Next meeting is March 19, 2009, at the fire station on Pace Street at 7 pm.