

Fox Creek Farm HOA

Board Meeting Minutes: July 12, 2018

7 PM 1000 Pace Street, Longmont CO, Fire Department Community Room

Present: Mike Monticello, Matthias Lester, Mark Gardner, David McCarty

Absent: Carina Lindsay

Others Present: Homeowners, 2

Proceedings

I. Meeting called to order at 7:00 PM

II. Homeowner Comments

A homeowner is interested in Neighborhood Watch. David advised that they are organized by block. Homeowner will investigate.

This homeowner also expressed some interest in possibly being on the HOA Board. David and the board members described the duties to him.

A second homeowner, who borders on one of the outlots, is having her fence replaced but expressed concern that she would have to bear the cost of having her gate re-installed (\$185). The homeowner had turned in a DRR and got approval when she first installed the gate. The board discussed the matter and approved that the HOA would pay the cost.

III. Approval of Minutes

- A. Since we did not have quorum of board members present at the March 2018 meeting, there are no official minutes for that meeting.
- B. Mike motioned that the minutes for the March 8 meeting be approved as written. Matthias seconded and the motion passed.

IV. Acceptance of Agenda

Mike motioned that the agenda for this meeting be approved as written. Matthias seconded and the motion passed.

V. Manager's Report FINISH

- A. David McCarty from Flagstaff Management reviewed the financial statements. \$1862 in member dues are currently delinquent.
- B. The Reserve balance is \$335,211.
- C. The HOA may take a small loss this year, mainly due to unexpectedly high fence repair costs from wind damage. The new outlot fences are not a factor in this; those funds are being taken from reserves.

VI. Emailed Approved Items

None.

VII. Unfinished Business

- A. Outlot A and B fence replacement: Work is about to begin; there are no problems at this time.
- B. Revised design guidelines: These were revised at an earlier board meeting and now needed to be approved. Mark motioned for approval, Mike seconded, and the motion passed.

Mike will post the revised guidelines on the HOA web site.

- C. Mike will also post to the web site, links to Fox Creek Farm's preapproved colors and the design review request form.
- D. Proposed water tap for north detention pond. The board is giving some consideration to improving the landscaping around the north detention pond. Up to now, only xeriscaping is possible since there is no water available there. Mike has met with a City of Longmont representative for information. The city's estimate is approximately \$21,000 for the tap; \$15,000 for roadwork (to run a pipe under Deerwood Drive); and \$8000 for electrical hookup; for a total of about \$44,000. Additionally, it would cost a few thousand for plant and landscaping plus perhaps \$1000 a year maintenance.
- E. Summer social: Carina has organized a summer ice cream social in Stephen Day Park for Sunday 7-22.
- F. Summer 2018 newsletter: Dave has provided a sample newsletter. The board will review and send comments by email, intending an August mailing.
- G. Fence staining bids for new fences at outlots A and B: Dave has obtained estimates from three local contractors, from \$4850 to \$5250. Since prices were all close and David has favorable experiences with all the bidders, the board selected Pretty Fences of Mead at \$5250, who had the most professional-looking bid.

VIII. New Business

None.

IX. Adjournment

The meeting adjourned at 8:24 PM.