

# Fox Creek Farm HOA

Board Meeting Minutes: July 15, 2010  
7 PM 1000 Pace St. Community Room

Present: Kory Cash, Matthias Lester, Francie Orvis  
Absent: Jay Stype, Mike Monticello, Erinn Pagratis  
Others Present: N/A

Proceedings:

- I. Meeting called to order at 7:00 PM.
- II. Minutes from 5/20/2010 board meeting circulated and will be emailed to absent board members for approval.
- III. Manager's Report
  - a. Francie reviewed the finances.
  - b. Delinquencies were reviewed
  - c. 10 foreclosures in Fox Creek Farm.
- IV. Old Business
  - a. 1340 Monarch Drive missed a payment on the legal fees and the attorney will contact them.
  - b. 1418 Deerfield Court homeowners did pay the \$1000 as the board did agree that their house does not have to be immediately repainted and that all other fees will be dropped. There will be a letter in the file that says when the house needs to be painted due to ageing; the paint color must be changed to an approved color.
  - c. 1114 Woodside will paint over the 'gold' sections of their siding by the end of July. Francie will ask for a letter indicating this date.
  - d. Reserve Study is still out for quote with two companies.
- V. New Business
  - a. It was agreed that we could send out a short letter discussing following the covenants and include the design review request form along with the paint review request form. Francie will draft the letter and send it to Kory for review.
  - b. Kory requested that the landscapers be asked to check the tree stabilizer cables to make sure that they are not too tight now that the trees are older.
  - c. Kory suggested that we consider adding irrigation and a lawn to the detention ponds. Some considerations for next meeting.
    - i. 60K per water tap
    - ii. Sprinkler system cost (could consider underground sprinkler system)
    - iii. Estimate Mowing expenses
    - iv. Estimate Water expenses
    - v. Is there any additional liability of a landscaped detention pond?
  - d. Location of HOA reserves. We have about 282K at one bank and would like to move some of the money to remain under the 250K FDIC coverage cap. Agreed to move 40K to a 3 month CD at another financial institution.
- VI. Meeting adjourned at 7:37 PM

Minutes submitted by Matthias Lester