

Fox Creek Farm HOA

Board Meeting Minutes: May 10th 2012
7 PM 1000 Pace St. Community Room

Present: Mike Monticello, Matthias Lester, Mark Gardner, Francie Orvis,
Dave McCarty
Absent: none
Others Present: none

Proceedings:

- I. Meeting called to order at 7:04 PM
- II. Homeowners comments: None
- III. Approval of March 8th 2012 meeting minutes. Mike motioned to approve as written, Mike seconded, all members approved.
- IV. Approval of meeting agenda. Added new business d. design review requests. Mike motioned to approve, Mike seconded, all members approved
- V. Financials:
 - a. Reviewed delinquencies. Letter will be sent to one homeowner 1408 C. stating that their legal fees of \$146 will be waived if they pay their delinquent dues May 30th 2012. Mike motioned, Mark seconded, all members approved.
 - b. One homeowner 1508C has not paid dues since 2009, they currently owe \$2007. Francie will ask lawyer how long HOA has to file a lawsuit to collect back dues, late fees, and legal fees and if the lawsuit would have to stop if the house went into foreclosure.
 - c. Three more foreclosures are scheduled in the next few months.
- VI. Old Business
 - a. Fence staining: Contract is signed; contractor will power wash on May 17th, stain 22nd or 23rd. Contractor asked that the sprinkler be turned off the day they want to stain.
 - b. Reserve study discussion of expected life of fence. Several fence companies were interviewed. They all stated that the fence post will fail first. Age projections varied, 25yr, 15-20 yr., 25-30 yr., and 20-30 yr. We will assume 20 yr. and rerun the reserve study to reflect this expected life.
 - c. DRR for 1045 Woodside Rd. for beehive. DRR was rejected and homeowner has not appealed.
 - d. Funds have been moved from Mile High to Guaranty Bank.
- VII. New Business
 - a. Daycare at 1405 Monarch Dr.: Homeowner requested permission to start a home daycare business with a maximum of 6 children. Due to the increase of car traffic in the morning and afternoon and the children playing in the back yard the Board asked her to notify her neighbors. The homeowner submitted a letter with three of their neighbor's approval. The board will ask the lawyer if it is possible to draft a letter granting conditional approval that can be recalled if the neighbors complain about the operation of the daycare.
 - b. Checks for savings account at Guaranty Bank: We have a few checks for this account that could be used in an emergency.

- c. Moving checking account from Mile High Bank. We are under the 250K FDIC limit at both Mile High Bank and Guaranty Bank, so we will leave the checking account at Mile High Bank.
 - d. Design review requests pre-approved pain colors and pre-approved roof colors (drift wood and weather wood). Mike motioned that the management company can approve, without the Architecture Review Committee approval, DRRs that are calling out pre-approved pain colors and pre-approved roof colors. Mark seconded, all board members approved.
- VIII. Adjournment
- a. Mike motioned to adjured the meeting at 8:07pm