

# Fox Creek Farm HOA

Board Meeting Minutes: September 14<sup>th</sup> 2017

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

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

Absent: n/a

Others Present: 1575 Cedarwood homeowners, 1520 Willowbrook homeowner.

Proceedings

## I. Meeting called to order at 7:00 PM

## II. Home owner comments

- a. The 1575 Cedarwood homeowners asked for an update on the fences surrounding the retention pond that backs to their home. The board explained that at the last board meeting the board voted to create a fence maintenance policy that covers all the fences in the HOA. This policy will state that the fences along the retention pond A and B will be maintained by the HOA. The second revision of this policy was provided to the board this afternoon. The board needs to review it, make any required changes and then approve it. It will be sent to all homeowners who will have 10 days for comments. After that the board can meet to adopt it or modify it.

## III. Approval of Minutes

- a. The board meeting minutes from August 15<sup>th</sup>, 2017 were approved as written.

## IV. Acceptance of Agenda

- a. The agenda was approved as written.

## V. Manager's Report – Financial Statements

- a. Delinquencies total \$3824. Three homeowners owe more than \$750 each. Mike will talk to homeowner who has not responded to letters about the bare areas in his yard.
- b. The balance in accounts is \$326,000.
- c. In September, the 2018 budget will be created.

## VI. Emailed Approved Items

None

## VII. Unfinished Business

- a. Detention Pond Fences – Fence Maintenance Policy. The board found several items to update in the draft policy. Matthias will create a map to identify the fences and the policy corrections will be sent to the Hindman Sanchez firm. The board will meet again when the final policy is ready for approval.
- b. Xeriscaping Policy – The board reviewed a draft Xeriscaping policy and will add more details to clarify maximum percentages of rock that will be allowed.
- c. Directed Paint Letters 2<sup>nd</sup> Notice. Eleven 2<sup>nd</sup> notices were sent out on September 2<sup>nd</sup>. Two homeowners have

responded with design review requests for new paint.

## **VIII. New Business**

- a. Design review requests. A homeowner requested approval to add a 40' x 12' concrete section next to his driveway. The design review committee will reject it as it violates the 3 foot maximum extension that can be added along driveways.
- b. Design review guidelines update. The board will review the design review guidelines and make suggestions for updates, such as shed heights and cloth lines.
- c. Annual Meeting. Tentatively scheduled for 11-9-2017. David is working on scheduling Trailridge Middle School that we used last year. The budget will be drafted to allow the annual meeting notice to be sent out 30 days prior to the meeting. Wards Landscaping will submit a bid for an additional pruning prior to the start of school. They will also supply a quote to add rock to the drainage that is connected to retention pond A. This can be added to the budget for next year.
- d. Approval of meeting minutes. David will check to see if board meeting minutes can be approved via email after the board meeting to allow them to be posted the website prior to the next board meeting.

## **IX. Adjournment**

The meeting ended at 7:50 PM