

Fox Creek Farm HOA Meeting, July 16, 2009

Meeting was called to order at 7:04 pm by Jay Stype. Susan Zwiebel, and our property manager from Flagstaff Management, Francie Orvis, were present. Erinn Severson arrived later, following another engagement.

Matthias Lester, Camille Accountius and Mike Monticello (of the Architectural Review Committee), and Joe and Bev Richards were also in attendance. It was noted by one of the homeowners that the website still has our meetings posted at 6:30 pm. Francie will alert Jo Charlton of the problem.

Minutes from the previous meeting were approved as read.

Francie Orvis reviewed the HOA's financial status. We have 6 foreclosures in the neighborhood. Two are scheduled to sell on 7/22/09. Two more are scheduled to sell in August, and the other two will be sold in September and October.

The board and homeowners present had an extensive discussion regarding the on-going problem with home colors and the suggested paint guidelines. Mike and Camille stated that with the design guidelines written as they were that they were unable to deny home colors based strictly on color. When presented with the suggested paint guidelines, first introduced by Kory Cash, they maintained that the guidelines were not enforceable, which would inevitably make their jobs even more difficult. They suggested that the board revise the existing guidelines to better reflect the desired affects so they would be enforceable. A motion was made to amend the existing guidelines to include the color palettes and to provide a new process for custom color choices. The motion was seconded, and Susan volunteered to update the paint guidelines with Bev Richard's assistance.

It was also suggested that when a Design Review Request arrives incomplete, such as missing paint samples or a description of neighboring home colors, that Francie reject it prior to sending it to the design review committee. Francie was also going to get a list of the original paint colors used in the neighborhood from KWAL or Kory Cash.

The board received a response from the residents at 1340 Monarch Drive, explaining why they painted their home without approval. The board did not accept her explanation and is taking legal steps to correct the situation. Further action and discussion will likely follow.

The board decided not to worry about deadheading the detention pond at this time.

We accepted Wards Bid to add rocks at the entryways. In fact, the work had been completed the day of the meeting.

Meeting was adjourned at 8:55 pm.

Next meeting is scheduled for September 17, 2009, at 7 pm, at the fire station on Pace Street.