

Fox Creek Farm HOA Meeting, March 19, 2009

Meeting was called to order at 6:45 pm by Jay Stype. Meeting was scheduled to begin at 6:30, but Erinn was unable to get there before 7 pm. Future meetings will begin at 7 pm.

Homeowners in attendance were Austin Wilson, Mathias Lester, Jo Charlton, Stephanie Nieuwlandt, Kory Cash, and Joe Richards. Mark Hannon was present, along with the board members, Jay Stype, Richard Payne, Erinn Severson, Susan Zwiebel, and our property manager from Flagstaff Management, Francie Orvis.

Jo Charlton suggested we begin with introductions, which we did. Jay Stype updated everyone on the board's ever-changing membership. Shannon Kylo had just started a new job and decided not to serve on the board at this time. The board then asked Susan Zwiebel to remain on the board for the next year to help with the transition, which she agreed to do. Don Graffis resigned for personal and professional reasons. At this time, we have one board position open for a new member.

Minutes from the previous meeting were read by Susan Zwiebel and approved with minor corrections.

Francie Orvis reviewed the HOA's financial status. To date, about 25% of homeowners have not paid their assessments for 2009. A post card reminder is being sent to those homeowners, who have been charged a \$30 late fee. It was suggested that we send a newsletter in December with a reminder to pay assessments in January. A suggestion was also made to ask Mark Hannon to include a reminder in his newsletter.

The HOA has some CD's maturing later this month, and a motion was made and seconded to renew those CD's for 12 months. CD's are currently staggered to free up cash at different times, if needed.

The rock and barrier replacement has been completed around the exterior fence. It was noted there are already some rocks on Mountain View that need to be picked up either by the landscape company or people walking by. Richard noted that the entryways now look out of place with the new stones all around them. Francie will ask Ward's to fill in those areas prior to paying them to keep a uniform appearance.

Kory Cash presented some new ideas for choosing/approving paint colors. He began by explaining the challenges of choosing colors, and how difficult it is to imagine how colors will look on a house using a 1" color sample. While we have over 74 pre-approved color palettes, some people still want something different. Kory suggested a process where the homeowner will be required to paint a 4-foot swatch of the body color on a corner of their house, with the trim color next to it. If they choose an accent color, it must also be displayed to see how it will blend with the other colors. He also suggested that when the Architectural Review Committee is unable to agree on acceptance or denial of colors that it go to the board for a final decision. The board liked his ideas and asked him to outline the process and submit it to the board members for approval. At that point, it will be distributed to the homeowners with the spring newsletter.

Kory was able to get 400 discount cards (30% off) from KWAL Paints. They are available at Flagstaff Management, 303-682-0098. Color palettes are also available at Flagstaff Management. They do not have to be purchased from any specific vendor, but the colors must be matched and compared to the original palettes.

A long discussion followed, and we all agreed that home colors need to enhance and beautify the neighborhood. One of the homeowners mentioned a home that was unsightly, in their opinion, and asked what the board was going to do about it. Jay Stype mentioned that the situation was currently being discussed but that he wanted to work with the board prior to making any statements to the homeowners. Jay also asked Francie to keep the board apprised of any new Design Review Requests to keep us current.

Paint colors have long been a problem for the HOA and everyone agreed that it needs to be a priority. A discussion followed that the garage doors must be the same color as the body of the house. Many are not. If they were approved color schemes by the ARC, then our hands are tied. If not, homeowners could be asked to correct the situation. The current board is intent on being clear about the colors and hues that are acceptable and those that are not. Francie did state that the board had the right to have a home painted and to bill the homeowner. The board acknowledged, but is reluctant to go that far.

Francie presented several bids for landscaping the HOA common grounds. A motion was made and seconded to hire Torii Lawn and Sprinklers. His prices are a little high, but the other bids were much higher. Susan suggested that we attempt to find a homeowner to deadhead and manage the detention pond borders. If not, we will require a bid from Torii's to protect ourselves from unlimited billing hours. It was also agreed to hire Rock Solid to clear the drains in the east detention pond at the rate of \$415. If Torii comes in lower, we will hire him. Ward's submitted a bid that included \$290 to cut and remove the cattails from the east detention pond. If that rate is the same as a stand-alone job, we authorized Francie to hire them for that job. She will also inquire with the city before the job is done to make sure we are allowed to cut them.

Erinn Severson mentioned that her home had been vandalized recently. The police were unable to do anything, but the board suggested she contact Officer High, the local beat officer, with any further problems and to make him aware of the past problems.

The board's goals for the year were tabled until the next meeting.

Meeting was adjourned at 8:15 pm. The next meeting is May 21st at 7 pm at the fire station on Pace Street.