

Fox Creek Farm HOA Meeting, May 21, 2009

Meeting was called to order at 7:05 pm by Jay Stype. Richard Payne, Erinn Severson, Susan Zwiebel, and our property manager from Flagstaff Management, Francie Orvis, were also in attendance.

No homeowners were present even though we were expecting Gabriela Arritola, of 1340 Monarch, who wanted to discuss her paint color choices. It was also noted that this residence may be running a business out of their home. Francie was going to ask Gabriela and check on city guidelines and codes.

Minutes from the previous meeting were approved as read.

Francie Orvis reviewed the HOA's financial status. We have 6 foreclosures in the neighborhood. We have several homeowners who have not paid their assessments and who have incurred our one-time \$30 late fee. Due to the economic conditions, the board moved to waive the \$30 late fee for homeowners who paid their assessments by July 15, 2009.

Following the new fence construction, we replaced the rocks in front of the fence. Richard had noted that the entryways now looked barren, in comparison, so he is getting an estimate for how much rock it would take to fill in those areas. He will let the board know his findings.

The board was presented with painting guidelines from Kory Cash at the last meeting. We felt his wording was a little cumbersome so we asked Bev Richards to summarize the guidelines. Now, the board is looking to combine the two. Susan has taken on the task and will send revisions to the other board members until we find a format we all like.

A discussion was held on how to expedite the DRR approval process. The board also noted that a DRR came back with the following reason for denial: "not pre-approved color". The board needs to give better guidance to the ARC so we are all on the same page. Hopefully, the guidelines will help.

Since we have not distributed the last newsletter, it was suggested that we update the content and send it, along with the paint guidelines, to homeowners rather than trying to deliver them.

Don and Brenda Graffis had asked the new board to review their paint colors. The new board unanimously suggested their trim be changed to white; however, in lieu of the old board's compromise of allowing the Graffis's to paint the trim the same color as their house, the new board has conceded to the old board's agreement. Jay will compose a letter for the Graffis family.

We accepted a bid from LID Landscaping for deadheading the detention pond. They will have the job completed by June 6th.

One of the entryway signs at Red Oak and Pace has been vandalized. Francie obtained a bid to replace the sign. The cost is \$3,119.10. The board suggested a few changes and approved the replacement if the sign company will make the changes at no extra charge.

Board goals were tabled until the next meeting.

Meeting was adjourned at 8:27 pm. The next meeting is on 8/20/09, at 7 pm, at the fire station on Pace Street.