

Fox Creek Farm HOA Meeting, September 17, 2009

Meeting was called to order at 7:10 pm by Jay Stype. Susan Zwiebel, and our property manager from Flagstaff Management, Francie Orvis, and two homeowners, Joe and Bev Richards, were present. Erinn Severson arrived later.

Joe Richards is one of the newest members of our Architectural Review Committee. He asked the board to take a harder stance on paint issues and to support the committee. He also mentioned that the fence guidelines need more direction.

Minutes from the previous meeting were approved as read. With minor amendments, minutes from the special meeting held August 13, 2009, were also approved.

Francie Orvis reviewed the HOA's financial status. We have 7 foreclosures in the neighborhood. Three are scheduled for sales in September, three in October, and one in December. It was noted that the home sales/foreclosures were in line with the delinquencies.

Susan mentioned that sprinkler repairs by Torii Landscape were out of line, at almost \$200 last month. A motion was made and seconded to not pay any more for sprinkler repairs until we know what they are repairing. The repair bills are out of line for the small irrigation areas of the HOA. Francie asked for details for the last bill.

Bev Richards mentioned that she still has the safety deposit box key. Susan agreed to get the key and give it to Francie.

A discussion was held regarding fence staining/painting guidelines and it was agreed that the existing guidelines are ambiguous. The board will work on amending those guidelines to include newer types of fencing. All changes must be approved by the Architectural Review Committee.

Francie informed the board that starting next year, we will be required to have a "Reserve Analysis" performed on our books. At this point, we do not know the potential cost of such an audit, but the board approved the proposed 2010 budget, noting that the cost (of the analysis) would reduce the amount of money we put in reserves for 2010.

The board instructed Francie to have the attorneys proceed with legal action at 1344 Monarch Drive. The board also agreed to send another letter to homeowners at 1418 Deerfield, explaining the ramifications of non-compliance. Jay Stype agreed to work with the attorney on the phraseology of the letter.

The residents at 1411 Woodside also painted without approval. Francie has already sent a letter, and the board instructed her to have the attorneys follow up with another letter. If no results, a lawsuit will follow.

Bev Richards suggested that we send an "Agenda Newsletter" when we send notice for the annual meeting. It would include our proposed fence and roof guidelines, along with a reminder of our current paint guidelines.

After review of the proposed landscape and snow removal bids, a motion was made and seconded, to hire Ward's Landscape for both areas (landscaping and snow removal). They had the lowest bid and the most concise explanation of what they would do, too. The board also agreed to hire LID Landscaping for spring (2010) deadheading of the detention pond.

Meeting was adjourned at 8:25 pm.

Next meeting, which is our annual meeting, is scheduled for November 19, 2009, at 7 pm, at the fire station on Pace Street.