

Fox Creek Farm HOA Meeting, September 18, 2008

Meeting was called to order at 6:30 pm by Bev Richards. Francie Orvis, Susan Zwiebel and Camille Accountius were present. No other homeowners attended.

Minutes from the previous meeting were approved as read.

Francie went over the financials, delinquencies and covenant violations. Board discussed the high legal fees that we are paying to attempt collection of past due assessments. It was agreed that we will continue to seek payment and try to recoup as many fees as possible.

The Mills lawsuit is scheduled for 9/23/08. The board agreed that the homeowners need to be responsible for their assessments, as well as all the legal fees associated with the collection process.

Don and Brenda Graffis requested a hearing at the meeting to discuss the color choices for their home. They had requested a meeting at 7:30 pm. The board was unwilling to change the time of the regularly scheduled meeting so a hearing was granted in their absence. Camille Accountius explained the detailed process that the design review committee follows when they approve or disprove submitted home colors. Following her comments, it was agreed that the Graffis Family had indeed violated the covenants by painting an unapproved color without prior approval from the Architectural Review Committee. A motion was made not to fine the Graffis's for the violation, but instead to seek payment of all legal fees and insist upon a new trim color for their home. The motion was 2nd d. It was further agreed that if they changed it to white, no additional approval was required. The board agreed upon a timetable of 45 days from receipt of a letter stating the outcome of the hearing. Susan Zwiebel agreed to compose a letter to that affect for review by the HOA attorney.

The board discussed landscape and snow removal contracts. The board is looking for an all-inclusive bid for landscape maintenance. We feel like we are being nickel and dimed with extra costs. The bids were tabled while we wait for more bids.

We are also looking for someone to replace the barrier and stones along the exterior fence. There are still bids outstanding on that job, so it, too, was tabled.

Having no further business to discuss, the meeting was adjourned at 7:25 pm. Next meeting is the annual meeting which is November 20th 2008, at the fire station on Pace Street.