

## Fox Creek Farm HOA board meeting

9/8/2011

Present: Kory Cash, Francie Orvis, Mike Monticello, Matthias Lester, Erinn Pagratis, Dave McCarty

Home owner: n/a

Called to order: 7:06 pm

1. Homeowners comments:
  - a. n/a
2. Approval of past meeting minutes:
  - a. No meeting was held in July due to a lack of available board members.
  - b. Matthias motioned to approve the May minutes as written, Erinn seconded
3. Acceptance of Agenda:
  - a. Mike requested that we discuss the 'notice of meetings to members' at the annual meeting.
4. Manager Report:
  - a. Discussed the amount of legal fees. Some of fees were to homeowners who are now in foreclosure.
  - b. The rate of foreclosures has decreased.
5. Unfinished business:
  - a. Fence Staining. Gleason Consulting has the lowest \$6600. Flying Color Painting Inc. had a higher bid. Mike motioned move forward with Gleason as soon as possible, Erinn seconded.
6. New Business:
  - a. Ward's Lawn Service Inc. contract. The contract for landscaping services will be extended for the 2012 landscape maintenance season. Erinn motioned to extend contract, Mike seconded.
  - b. Dues-gift cards. A suggestion was made by a homeowner to return some of the HOA funds to homeowners via \$25 gift cards. The recently completed reserve study indicated that more funds should be allocated to our reserves. The board does not feel that there is sufficient excess to allocate to this purpose and would rather allocate these funds to improving the neighborhood.
  - c. Budget 2012. Board reviewed the preliminary 2012 budget and will finalize it by the first week of October.
  - d. Annual meeting notice. The board reviewed the preliminary Annual Meeting Announcement. NGLA details will be added. Notice of meeting will be added as an agenda item. The meeting notice will be updated and circulated for board approval. Francie will produce a flyer about the upcoming open HOA Board positions to encourage volunteers.
  - e. NGLA volunteers. Mike will produce a flyer describing the NGLA function.
  - f. HOA Board Members. Three board members go off the board at the end of this year, Kory, Mike, and Matthias.

Adjourn at 8:16 pm.