

**Foxcliff Estates South Homeowners Association
Supplemental Board of Directors Meeting**

April 20, 2004

Present: Calvin Kelly
Chuck Molzon
Cindy Vogel
Chris Read
Bruce Kohl
Carolyn Holland

Calvin distributed a spreadsheet and explained he had incorporated both Chuck's budget figures for the pool with Cindy's numbers for the pool. Discussion opened with regard to if we want to go with a pool management company provided we find a way to fund it.

Calvin stated that on Exhibit B we had budgeted \$20,692 to run the pool, and an additional \$1060 for snacks and miscellaneous. He stated that he had backed out \$620 for payroll adjustor, which gets us back to \$21,132, our original 2004 budget number. Calvin went over the spreadsheet by line and listed all of the items Cindy had on her list. Calvin stated that total pool expense, including the pool management company fee, was \$29,752. He stated that backing out the \$21,132, we have a shortfall of \$8,620. He then looked at Exhibit A and discussed the capital expenditures and the bids we had received on the upcoming projects. He stated there was \$95,664 in capital improvements for the year. We estimated \$107,318 for a budget add-back of \$11,654. He discussed items that we could wait on. He said take the \$11,654 add back and go back to exhibit B and shortfall of \$8620, we have a little over \$3000 in funding capacity. He explained what it could be used for. He explained different situations where this money could be used.

Calvin explained that the point of Exhibit "B" was to demonstrate a pool budget that can be paid for based on the modified estimates of the other capital improvements and still have a slight bit of capacity to fill in the gaps where they exist. Cindy inquired if we can still go ahead with the walkway to the tennis courts. Calvin stated he thought we could seeing that we are going to have some excess. Chuck stated that he would like to see this annotated that funding capacity be earmarked for that, seeing that if our paving cost goes over expected amount, that we are going to have to find somewhere to look and that this may be the first place.

Calvin stated that we could do a two things here. We can accept the modifications to the pool budget and the capital improvements list. We have an opportunity to see some cost savings on replacement items. Chris made motion

and Chuck seconded to accept the modifications to the pool budget and the capital improvement list. Motion carried.

Calvin stated that the next thing was to approve the pool management contract. He asked that Carolyn fax contract to Rod Bray and Dean Mayfield for their review. A motion was made by Chris and seconded by Chuck to accept the Pool Management Contract, subject to comments by Rod Bray and Dean Mayfield. Motion carried.

Chuck discussed the progress that was being made with regard to the vending machines.

Carolyn inquired how the pool contract would relate in us renting the pool area and if they would be hiring the lifeguards for the pool renters. Cindy stated she would get the details. Calvin discussed the structure of renting the clubhouse/pool area and what hours should be allowed for rental. It was decided that if a patron wanted to rent both the clubhouse and the pool then they would get a discount of \$25. Pool hours for parties shall be limited to midnight contingent upon lifeguards being available until that time. Calvin asked that these changes be made in writing and incorporated into current rental agreement. Cindy to make changes and bring to next meeting.

Calvin stated that we needed to approve the quote for the exhaust fan for the chemical room. After some discussion a motion to accept bid was made by Chuck and seconded by Bruce. Motion carried.

Cindy discussed the replacement items needed for the pool area. Calvin stated the committee needed to start purchasing items and submitting receipts to Cindy for approval. Chuck made a motion that board authorize the committee to spend up to \$2103 for replacement items as detailed on the Pool Management contract. Chris seconded motion. Motion carried.

Cindy stated that she had received two bids from contractors to repair chimney. She explained differences in bids. Board asked that Cindy secure another comparable bid.

Calvin inquired about the gutter contractors. Cindy stated it was Weiss and stated that he could be here within two weeks and would not have to close the pool to install.

Members then moved outside clubhouse for Cindy to explain to board details of contracts for work in front of clubhouse. She stated she had received a bid for concrete work from Grounds Construction for \$1700, and one from Fletcher Landscaping in the amount of \$7000. Motion was made by Bruce and seconded by Chris to accept both bids.

Board discussion the walkway to the tennis courts. It was decided to table this project until we could receive more information.

The bids for the tennis courts were discussed. Calvin stated we had received a bid from Leslie Coatings for \$5830 and a bid from Rick's Tennis and Basketball. Cindy stated that one big difference in the bids was the timing of when the work could be done. Cindy explained that Rick's would match the Leslie Coating bid and could repair earlier than Leslie Coatings. Motion was made by Chris and seconded by Chuck to accept the Rick's Tennis and Basketball bid. Motion carried.

Calvin opened discussion of construction fines. He stated that we would be better served to decide on the fines and then let Chuck take everyone's feedback and prepare something for the next meeting with regard to a fee structure.

The fine for the Peal's and the Horrell's were discussed. After some discussion Chuck made a motion to assess a fine of \$250 on each, Chris seconded. Motion carried with three ayes and 2 members abstaining.

There being no further business, Chuck made a motion to adjourn, Chris seconded. Meeting adjourned.