

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 13, 2004**

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

Guests	Mark Dice Keith Anderson Jerry & Claire Byle Kirk Hilton Mike & Lori Engle	Joyce Brennaman Christine DeVincent Hank Hammonds Katrina Vogel Bob Altizer
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Legal Counsel Rod Bray

Meeting Called to order 6:10 p.m.

I. Call to Order- Welcome

Meeting called to order by Calvin Kelly.

II Review of Agenda

A. Additions to Agenda

Calvin added under safety vandalism report and R-net update.
Christine DeVincent asked that exercise room swap be added under Clubhouse Pool and Tennis Courts.

B. Approval of Agenda

Motion was made by Chuck and seconded by Cindy to approve agenda as amended.

Review of Meeting Minutes November 2004

A. Additions/Alterations to Minutes

Chuck made a motion and Bruce seconded to approve the November 2004 minutes as written. Motion Carried.

IV Communications and Announcements

A. From the President

Nothing from the President.

B. From Board Members

Chuck wanted to thank the members for attending tonight's meeting.
Chris stated that Southampton was misspelled on the sign at Norwich and Southampton.

V Legal

Rod Bray reported that he was on the agenda for the next Commissioners Meeting on December 20, 2004, to discuss the renewal of the FESHA agreement with the county. He stated that he was going to request that they stretch out the length of the agreement for a longer duration. He will advise Board of results.

Calvin requested that Rod take a look at the rental agreement and let us know of any changes.

A copy of the covenant revision was given to Rod and the Board asked that he review and give us any comments.

VI Committee Reports

A. Safety Committee

Chris Read reported that Young's barn was broken into and several items taken. He also reported that some mailboxes were destroyed and one resident had BB holes in his windows.

Bruce gave an update on R-Net, stating that the contract had been signed and they were ready to install circuit before end of month. He also reported that they are investigating that they may be able to bring higher speed service to the area.

B. Roads, Lakes and Common Areas (See attached report)

Bruce stated that on the Country Club Road drainage ditch issue it would be early spring before Sun would be able to get to it. He will keep in touch with them.

Bruce stated he will contact Wayman's again regarding tree at the corner of their property.

C. Covenants and Restrictions

Bob Altizer distributed and updated Board on progress of the covenant revisions. He explained to members in attendance that the covenants have to be updated every 20 years. He asked that Board review the draft copy and make their comments by February 13, 2005. After the Board comments are incorporated it should be ready by late summer or early fall to mail to entire membership for approval. He stated that there had to be an approval of 90% of the membership to change.

D. Clubhouse, Pool and Tennis Courts (See attached report)

Christine DeVincent discussed the proposal to swap rooms for exercise class. After some discussion it was decided to leave the basement rooms set up as is.

Cindy presented the colors for the clubhouse walls to the board and after some discussion she made a motion that was seconded by Chris to approve the selections. Motion carried with a three to one vote.

Cindy discussed the tennis court season stating that the net had been taken down and was stored in the basement. She recommended that the courts remain closed from December 1 through March 15. After some discussion, board agreed to close the courts from December 15 through March 1st.

Cindy made a proposal to eliminate basement use for renters. After some discussion it was decided that the renters should have use of the entire building. Cindy discussed selling some of the clubhouse furniture. After some discussion Cindy made a motion that we sell the sectional and two of the bar pieces. Chuck seconded, motion carried.

E. Building Control (See attached report)

Chuck presented some proposals to the current construction requirements. After discussion he made a motion, which was seconded by Bruce, to approved changes "a", "c" and "d". Motion carried. It was decided that more discussion was needed on item "b".

Chuck stated that Mike Runkel, Lot 240/241 had requested to change the placement of his mailbox to the other side of his drive in that the speed bump sign was by his driveway. He further asked the board to grant a variance to reduce his driveway from 18' to 15". Motion was made by Chuck and seconded by Chris to approve variance. Motion carried. Also, Board agreed to retain deposit until the pile of debris was returned to

Kirk Hilton approached the board with the issue of construction vehicles parking on the roadways. After some discussion it was decided that contractors would be notified that any vehicle not pertinent to the building site should park in the FESHA parking lot.

F. Social Committee

Cindy reported on the social activities for December. There was some discussion with regard to the Christmas Cocktail party. It was agreed that FESHA not purchase alcoholic beverages.

VII Financial Statement

Calvin distributed spreadsheets to Board and went over them line by line, using an overhead to accommodate members in attendance. After discussion Chuck made motion to approve the 2005 Operating Budget subject to verification as amended. Chris seconded. Motion carried.

As there was no further business, Chris made motion, seconded by Chuck to adjourn meeting. Motion carried. Meeting adjourned 11:10 p.m.