

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 10, 2004**

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

Guests Bonnie Kohl
Bill Brennaman
Paul Myers
Scott Porter
Clark Barco

Meeting Called to order 6:05 p.m.

I. Call to Order- Welcome

Meeting was called to order by Calvin Kelly.

II Review of Agenda

Chuck stated that a complaint had been received about problem on lot adjoining Lot #504. This item to be discussed under Building Control. Also, discussion regarding an antenna on Lot 574 to be covered under Covenants & Restrictions. Lifeguard introductions to be added as "D" under Clubhouse, Pool and Tennis Courts. Motion to approve agenda as amended was made by Chris and seconded by Chuck.

III Review of April 2004 Minutes

Calvin briefly discussed the change of format of minutes to incorporate committee reports. Calvin further stated that at the request of Bruce Kohl, the R-Net gentlemen's last names would be added to the April minutes. Bruce made motion and Chris Seconded to approve April minutes as modified.

IV Communications and Announcements

Calvin discussed the office computer going down and that about a week's worth of e-mail had not been received. Calvin discussed how situation was being handled. He stated that he hoped things to be up and running within 48 hours.

V Financial Report

1. Calvin stated that we would be closing the month out the Wednesday prior to the meetings. Calvin stated that the request for the budget variance will be done, however, due to Carolyn being out sick and the problems with the computer, hopefully this will be ready for next meeting. He stated that we transferred \$98,000 to Home Bank for FDIC purposes. He stated that there were usual expenses with exception that there were some pool expenses to Indianapolis Pool Management. He stated that he would like to continue to provide the board with his spreadsheet. Motion made by Bruce and seconded by Chuck to approve the Financial Statement.

VI Committee Reports

SAFETY COMMITTEE

Crime Watch Program - Chris indicated that the safety committee has put together a Crime Watch Booklet for which there will be a mass mailing.

Speed Calmers – Bruce asked Bonnie to relate an incident recently where John Bunnell was apparently having a heart attack. The EMT's could not start the IV on John due to having to drive over all the speed calmers. The EMT's were concerned about the speed bumps. She stated that she would invite the Washington Township EMT's to a meeting to address situation. Discussion with regarding speed calmers ensued. Chuck stated that there were some request recently where residents were wanting more speed calmers.

ROADS, LAKES & COMMON AREAS

Bruce reported on the following:

North Country Club Road ditch/Insight Cable

Bruce stated that a representative from Insight would be here tomorrow morning to meet with Jerry Byle and Bonnie Kohl. Jerry to convey that cable is in our right-of-way and that cable needs to be moved or do the repair work properly. Bruce stated that he wanted to make clear verbally and then follow-up with a letter from Rod, as to what we expect to be done, and give them a time frame to resolve. Board agreed to allow 30-45 days to resolve issue.

Road Sign Inventory

Bruce stated that Jan Wilcox had prepared an inventory of the road signs. He stated that there were several signs missing. He will see what signs we have in-house and how many we need to replace as quickly as possible.

Bruce also stated that we have a charting of the culverts. Calvin stated that was a culvert on Sunderland that has sticks and other items sticking out of it. He stated that we have had work done on that site in the past, and perhaps the concrete guys that do the sidewalk for the clubhouse could put some concrete in the hole to repair it. Bruce to check into.

Dry Hydrants

Jim Holmberg has been in touch with Washington Township Fire Department who has stated that the only site appropriate for a dry hydrant was on the Barco lot, Lot 535. Bruce and Jim to look at further to see what our options are.

Drainage ditch behind Engles' lot

Bruce stated that this issue, as well as discussion about easements, was addressed at the last RLCA meeting. Bruce has spoken with Mark Fletcher as to what he does now as far as ditches. Bruce distributed maps to members with sites highlighted that Mark takes care of. Bruce further stated that that By-laws state that the association is to maintain common areas, and stated that the ditches were determined to be common area. Bruce stated that a criteria needed to be established to determine if a ditch should be maintained by the association.

Calvin stated that we needed to determine what we want Fletcher to do in the future. Calvin stated, with regard to the Engles' lot, that he is reluctant to say that any drainage at the exterior

boundary of the neighborhood, that we would maintain at regular basis. Bruce to ask Mark Fletcher to bid on a one time clearing of this ditch and discuss frequency of all other ditches.

Drain Pipe installation request for Jim Kindler. Mr. Kindler has submitted drawings. Bruce and Paul have inspected site and will go with Paul's recommendation. Calvin stated that we need to get signatures on submitted plans indicating approval.

Removal of beavers on the big lake. Bruce stated he has approved, contingent upon if Wendall Dilley is credentialed by DNR that we are good to go to remove beavers.

Tree removal from common area across from lot 814 – Bruce will take a closer look to see if there is a problem with the tree blocking access. Mark Fletcher gave us a bid. Issue tabled until next meeting.

Country Club Road Barrier. Board discussed the barrier at the end of Country Club Road. It was decided to have Mark Fletcher give us a bid to move barrier to back end of lot. Chuck made motion and Chris seconded for Mark to move barrier to back of lot with the cost not to exceed \$200.

Road Bids. Paul reported on all bids and stated that the bid from Wallace looked to be the best bid. Calvin stated that the bid from Wallace at \$59978 and the not to exceed \$7500 from Aecon comes up to \$67478. Calvin stated that the amount budgeted for project was \$64,800.

Calvin stated that with the revised pool budget and capital improvement budget, we have a \$3000 funding capacity. He stated that we made up the shortfall from these dollars.

Discussion opened with regard to timing. Chris made motion to accept Wallace and Aecon bid, not to start before May 27th and before August 18th. Chuck seconded. Motion carried.

COVENANTS AND RESTRICTIONS

Lot 574 Antenna – Chuck stated he would look at it and then write a letter.

CLUBHOUSE, POOL AND TENNIS COURTS

Clubhouse - Update

Cindy reported the following:

Bonnie had labeled all items in the **kitchen** in order to keep accurate inventory of what items we have and keep track of missing items.

Cindy stated that the **lockers** had been made ready for pool season.

Ridge vents have been completed and old ones recycled and received \$11.53.

Vending Machines. Crown vending will be providing us with a soda machine that will dispense bottles of soda and water. Crown will monitor machine and it will be place on the pool deck. Donna Molzon will maintain the snack machine.

Estimates/Bids Cindy reported that committee is working on bids for future projects. Jeff Greer has received bid to repair/replace tennis court fence at a cost of \$8000. Bonnie has received a bid for carpet replacement.

Chimney repair. Cindy recommends Holt Masonry to repair chimney. Cindy felt that work could be done prior to pool opening. Cindy to contact to see if they could also repair Country Club Road bridge. Chuck made motion and Cindy seconded to accept the Holt bid to tuck point and chimney repair and request that he tuck point and repair Country Club Road bridge at an additional \$150 for a total of \$2650 for both projects.

Pool

Cindy introduced the lifeguards, Katrina Vogel, Jordan Hyde, Jessica Dow and Julia Barco, to the board, and stated that they had spent the previous Saturday in a general staff meeting at Indianapolis Pool Management. Cindy stated that Katrina and Julia are former FESHA lifeguards and Jordan has subbed. She further stated that there are two more guards that are college students and will be going through the training when they get home from college. Lifeguards stated that the meeting was quite informative.

Indianapolis Pool Management has begun cleaning pool. They were stopped by thunderstorm, but will be in and out the remainder of the week.

Curry Electric has been in and completed work for **exhaust fan**. Now ready from Tom Land to install.

Pool Rules – Cindy distributed the new pool rules. Cindy went over rules and procedures and noted that “children under the age of ten must be accompanied by a responsible party over 14 years of age.” Other changes in pool rules include, music must be restricted to personal listening devices. Some discussion with regard to increasing the guest fee. However, it was decided that the fee would remain \$1.00 per guest. With regard to the issue of smoking at the pool, it was decided that there would be no smoking within the pool or clubhouse areas.

Humane Society Party - Cindy advised the board that the Humane Society no longer wants to use the pool area. Cindy asked Board if they would consider letting them use the clubhouse rent free. Calvin stated that there area many organizations that would like to use the clubhouse rent free. Calvin suggested that we allow them to rent for half price, which would be \$87.50. Motion made by Chuck and seconded by Chris to allow the Humane Society to rent the clubhouse for half price/\$87.50. Motion carried.

Mapleturn Utility – Chuck stated that he would be checking the old bills for water usage to see why we are paying so much for water. Calvin stated that we are paying the commercial rate. Chuck to follow up on issue.

BUILDING CONTROL

Lot 240/241 (Ratts): Good progress, have noticed the amount of trash at the back of the house is increasing. Chuck will write letter asking them to clean up or will have to access them.

Lot 258 (Barchman): Essentially complete. Chuck will contact them to do final inspection so bond can be returned.

Lot 519/520 (Payne) Good progress. Bricking underway. They are working past 7 p.m., Chuck will write letter advising them of construction times.

Lot 806/807 (Johnson) Chuck spoke with him today, essentially complete. Will be making final inspection in order to refund deposit.

Lot 818 (Shaw): Have moved in, but still have some exterior work to complete. Anticipate to be completed with next two weeks.

Lot 822 (Peal): Essentially complete. Still have a couple of things to finish up on the outside before we can give them their money back minus assessment..

Lot 830 (Ricci): Have started work. Have taken down lamp pole and done some dirt work there. Chuck to get with Mr. Ricci to get revised plans to expand house out two feet.

Lot 863 (Spina): House plans approved. No ground breaking yet. Waiting on construction deposit.

Lot 873 (Horrell): Essentially complete. Still need to do some landscaping.

Lots 290/291 (Renkel): Chuck has spoken with owner, anticipates submitting plans soon.

Pipe/Culvert Installation on Lot 559

Chuck informed the board that Jack Baxter, lot 559, have not had a lot of heavy ran, but the grass is beginning to grow where he put pipe in. Chuck will continue to monitor to see if there is any problem.

Lot 687 (Young): Chuck reported that there has been no activity within the last two months, with the exception that some dirt delivered. The building approve expires June 1st. Chuck proposed he prepare a letter stating that after the first of June that their approval for building has been rescinded and that they restore the site to the original state. Calvin asked that he co-author letter. Chuck stated that since we have their money and they have been using our road that we consider keeping the road usage fee. Chuck further stated that in the letter we give them 30 days to restore and remove their dirt and gravel road, otherwise, we will have it done and will bill them accordingly. Calvin suggested that Chuck follow up with Rod on situation.

Assessments Against Construction Deposits: Chuck asked that the Board give him what they felt were the most egregious violations would be for an assessment, then he could being working on an assessment structure. Board to e-mail Chuck with their comments.

Complaint with regard to Stick Forts: Chuck advised Board that he had received a complaint from a lot owner that some children had built stick fort on an empty lot. They wanted to know if they had submitted plans. Chuck will draft letter to reply to homeowner. Calvin to sign letter.

Invoice to Mark Fletcher: Chuck reported that he had received a bill from Mark Fletcher for repair work at the Anderson site where a concrete truck had gone off the road. He inadvertently repaired the wrong site, for which the builder had reimbursed him. He asked for permission to split the invoice with Mark. Chuck to discuss with Mark.

SOCIAL COMMITTEE

Cindy reported that Ladies Luncheon date had been changed from May 19th to May 20th. She also indicated that there would be a flyer distributed with all the summer events.

ASSOCIATION OFFICE

Calvin reported that the computer had "crashed" and he was on top of situation.

Calvin reported that he and Carolyn had been working on updating her job description. He further stated that they would be meeting with the banks to chat about services.

Carolyn reported on the following:

Directory: Have forward to Calvin for review.

Newsletter: Waiting on the computer to be restored and also to receive reports from board members.

Property Taxes: Were paid May 6th.

Personal Property Tax Forms: Completed and returned to Assessors Office.

Supplemental Minutes: Will prepare when computer up and running.

Delinquency: Have written letters to all delinquents stating they have 30 days to respond or will be turned over to our attorney for action. Rod has been forwarded copies.

Lots Sold – Courtney Marshall sold lot #500 and plans should be forthcoming. Mr. Phillips that owned lots at end of Fox Hollow has sold. There is a new owner of the Clyde Hardesty home lot #282, which is an investor looking to resale the house. Art Brill and company have sold the Home Federal Lots, with the exception of about six lots. She

stated that she would keep board advised. Freeman Home will be going to sheriff sale on June 21st. Bob Altizer has agreed to attend, on behalf of Association, if we so desire.

Directors & Office Insurance: We have received a notice of non-renewal on our Directors and Officers Insurance. Mayfield has been contacted. They will check into situation. Carolyn will follow up.

Vacation: Request two days vacation at end of month, and June 22nd and 23rd. Board agreed.

Action Items – Bruce inquired if Board would be going over Action Items. After some discussion it was decided that we would add action items to the agenda next time and go over them during the meeting.

Scott Porter inquired about speed calmers. Calvin briefed Mr. Porter on earlier discussion, as Mr. Porter arrived late, and would be addressing in future meetings. Mr. Porter also mentioned that Perry Cruse had not been taking care of his lot. Calvin stated he would take care of situation.

Chuck discussed the riding of motorcycles in the sub-division. He asked if we are going to enforce our policy. After some discussion Calvin stated he would follow up.

IX Adjournment

There being no further business, the meeting was adjourned at 8:45 p.m. after being properly moved and seconded (Molzon/Vogel).