

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 25, 2004**

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

Carolyn Holland

Guests Bonnie Kohl
Lori Engle
Bob Altizer
Susan Sears
Randy Royer

Meeting Called to order 6:07 p.m.

I. Call to Order- Welcome

Meeting called to order by Calvin Kelly.

II Review of Agenda

A. Additions to Agenda

Calvin added the following items to the agenda:
Under Communications and Announcements add Home Federal Lot Proposal;
Under Clubhouse, Pool and Tennis Courts add finalizing the office lease;
Under Roads, Lakes and Common Areas, add parking on E. Foxcliff Drive South.
Chuck asked that Street Cleaning Ratts site be added under Building Control.

B. Approval of Agenda

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

Calvin introduced Randy Royer, Landscape Architect with the firm of Browning, Day, Mullins, Dierdorf. Mr. Royer distributed a proposal for architectural design for Foxcliff South. After a brief presentation and fielding questions from the Board, it was decided that the board would discuss further during budget planning.

Review of Meeting Minutes – September 2004

A. Additions/Alterations to Minutes

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

IV Communications and Announcements

A. From the President

Calvin stated that we have before us a proposal from Home Federal Savings Bank, to accept five lots that they no longer desire to keep, lots 909, 910, 681, 682 and 683. After some discussion, Chuck made a motion to accept lots 681, 682 and 683. Chris seconded, motion carried. Bruce made an additional motion

to extend offer to owners of lots 680 and 684, to donate their lots to the association, as they are in flood plain and deemed unbuildable. Chuck seconded, motion carried. Chuck made motion that we do not accept lots 909 and 910 at this time, as there was no second to the motion the motion died.

B. From Board Members

There were no communications from board members.

V Legal

Carolyn stated that she had spoken with Rod and the only thing he had for the Board at this time was an update on the Reuter case that he would e-mail. Carolyn to forward e-mail to members upon receipt.

VI Committee Reports

A. Safety and Communication Committee

R-Net Update –

Bruce updated board on contract with R-Net. Bruce has spoken with Jason and has asked for clarification on some items in contract. Bruce will continue to communicate with RNet regarding potential costs to the Association since the board is still interested in reaching an agreement on wireless service.

All way Stop at Country Club Road – Chris made a motion that there be an All-Way Stop at Country Club Road and Country Club Court. Chris to notify County per our agreement. Cindy seconded. Motion carried.

Renewal of Contract with County – After some discussion regarding renewing our contract with the county to patrol within the sub-division, Calvin stated he would discuss with Rod Bray.

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

Parking on E. Foxcliff Drive South – Calvin stated that there had been complaints from a resident with regard to residents of Foxcliff Green parking on the roadway. He will write Foxcliff Green regarding matter.

RFP Mowing- Calvin stated that the Proposal for next year's mowing had been completed and was ready for mailing. Bruce has also placed it on our web site.

C. Covenants & Restrictions

Covenant Document Update – Bob Altizer explained procedure and timetable for finished product on Covenant rewrite.

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

Associate Membership Agreement– Board discussed a new Associate Membership agreement for the clubhouse, pool and tennis courts. Chuck made motion to accept new contract, Chris seconded. Motion carried.

Clubhouse Rental Agreement Contract/Rental Policy -

Board discussed new Member Rental Agreement. Cindy will make some changes and present at next meeting for final approval.

Clubhouse Office Lease – Calvin advised Board that he had received a letter from Art Brill with regard to leasing the office space again next year. He outlined the requirements that Mr. Brill had agreed to. Chuck made motion to renew lease with Art Brill, Cindy seconded. Motion carried.

E. Building Control (See attached report)

Building Committee Actions – Chuck stated that in other actions by the building control (that are not included in report) that he met with Joe Dillon today and went over some changes and recommended his plans be approved.

Chuck made motion to reduce the Payne assessment from \$500 to \$250 to keep in line with the other recent assessments. Chris seconded. Motion carried.

Chuck stated he had had a conversation with Eric Ratts with regard to the assessment for cleaning the roads. Chuck conveyed Eric's concern. After some discussion it was decided that Chuck would respond to the Ratts' that we need to recover this expense.

Bruce stated that there was an issue with drainage on the Young site. Chuck will write Young's a letter concerning issue.

F. Social Committee

Cindy introduced Bonnie Kohl as the new Social Committee Chairperson. Cindy presented the remaining calendar of social events for the current year. Bonnie presented the Board with a list of Social events for the upcoming year.

G. Association Office

Calvin stated that due to miscalculating the payroll for the Association Office, by failing to include board meeting time, that the payroll budget was somewhat out of line. He indicated in order to get it back in line, that the office manager's time would be cut by one hour per day beginning November 1.

VII Financial Report

Calvin briefly went over monthly financials. He stated that the main focus of tonight is for Cindy to go over what her committee has been working on as far as next year's budget. After Cindy presented her list to the board, they requested that she prioritize it and bring it back next month for review and discussion.

VIII ACTION ITEM TRACKING

The Board discussed action items. Chuck read list of action items from previous meetings and noted items remaining open.

A motion was made by Chris and seconded by Chuck to adjourn at 11:05 p.m.

I. GENERAL ACTIVITY

Construction of new homes within the neighborhood continues. We have had one home completed and the Construction Requirements and Rules deposit returned.

- A. Lot 240/241 (Ratts): Home nearly complete. Anticipate walk through inspection within next week. Front porch still to be completed, other exterior work appears done. Notice sent concerning assessment for working on Sunday and dirt on roadway during repaving project. Due to excessive delay on implementing any action (see report from September meeting) could not justify doubling assessment after first infraction. Assessed \$250.
- B. Lots 290/291 (Runkel): Excellent progress. Exterior largely complete. Interior finish / trim work underway. Builder / owner doing an excellent job of keeping job site clean.
- C. Lot 531 (Bunnell): Plans approved, pre-construction meeting held. Still awaiting \$4000 construction deposit to allow ground breaking. Under stop work order until we get the \$4000 deposit. They have cleared lot for construction and had started excavation.
- D. Lot 641 (Brodhacker): Plans for concrete work approved, pre-construction meeting held. Project not started yet.
- E. Lot 672 (Nix): Pre-construction meeting held. Work underway. Excavation for foundation complete. Builder / owner seem very responsive and eager to work with FESHA.
- F. Lot 687 (Young): Framing first floor. Lots of fill dirt brought in, good grading on front, back and right side. Some concern about steepness of grade on left (north) side. Will monitor and request clarification when appropriate.
- G. Lot 699 (Dillion) Plans submitted and disapproved. Plot plan not to scale. Home "curb appeal" does not match others within community. Meeting with builder on 25 October to resolve issues, revise plans to obtain approval.
- H. Lot 822 (Peal): Complete. Outstanding issue of non-conforming mailbox. We have their \$150 until they replace mailbox. Will no longer be reported.
- I. Lot 830 (Ricci): Home nearly complete. Will send construction deposit refund letter asking for walk through inspection.
- J. Lot 863 (Spina): Construction on-going. Framed and enclosed, dry wall work nearly complete. Workers at site on two Sundays. Notice sent concerning assessment for working on Sunday. Assessed \$250. Progress slow but steady.
- K. Lot 873 (Horrell): Complete. Withhold of \$500 for grading and seeding by road returned.
- L. Lot 893 (Laux): Plans for addition of enclosed patio and addition of third bay to garage approved. Pre-construction meeting held, deposits collected. Issue is type of window to be used. Current construction is vinyl vice requirements for wood, or vinyl clad wood. Need Board decision and relay to owner.

II. INTERIM BOARD ACTIONS

We have had several actions over the past month requiring BCC action or input. These are all captured in report above.

III. New Proposals

Based on assessments for Ratts and Spina homes, recommend adjusting assessment on Payne home to be consistent (reduce assessment from \$500 to \$250.)

Expand or delineate what characteristics we want in new homes to ensure they are “first class custom designed” homes.

IV. Other News / General Information

None

CPT Committee Report
October 25, 2004
Cindy Vogel

Adams Rental – Letter indicating keeping full deposit sent. Mark Fletcher to repair wall pending weather conditions.

Downey rental – Had good meeting with Ragina Reeder, Mr. & Mrs. Downey. Waiting for inspection from IPM.

Nancy Smith to begin cleaning clubhouse one in November and once in December, will begin 2x schedule in January. Nancy carries insurance and is bonded.

CPT committee will prioritize budget needs for November 8 meeting.

Roads, Lakes and Common Areas report – Oct 25, 2004

Country Club Road drainage ditch issue – I followed up with Sun representative on Oct13 to get update. He indicated they had not forgotten about us, but other higher priority projects were not allowing them to do any planning for ours. I asked him to at least call or email me once a month to let us know where we are on the list.

Silting issues on big lake – No activity on this task since the Aug meeting.

Street sign replacement: Signs were purchased and installed at all relevant locations.

There is still a need to re-furbish several of the signs. Calvin asked for information from the sign company regarding the cost for them to re-paint our signs using the reflective paint. I have no update on this information.

I will be proposing an on-going maintenance plan at some point, hopefully to be included in budget discussions.

I have switched the N. Country Club Rd signs from the back of the neighborhood by me up to the front on Maple Turn Rd.

Dry Hydrant location review: No activity on this task.

Possible 2005 budget items for review:

- 1) The storm sewer culvert on Sunderland near Bruhn. Still need to get budget estimate and assessment of urgency.
- 2) Walk-way to the pool and possibly the tennis courts. Have estimate from Mark Fletcher.
- 3) Improved lake access on two lakes identified as troublesome to access, especially in bad weather. May depend upon the new vendor. I have no indication there is any problem with access.
- 4) Greg Bires has bids for lake treatment. He is waiting on an additional bid. Our placeholder for budgeting should be \$5500.
- 5) I have an estimate for the remaining roadwork (Southampton and Golf Course Lane) from Paul. We should budget \$40,000 for this work.
- 6) Electricity to the East entrance sign area. Nice but not critical. No estimate.