

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 14, 2005**

OFFICERS/MEMBERS PRESENT: **Chuck Molzon
Calvin Kelly
Bob Altizer
Bruce Kohl
Cindy Vogel**

ASSOCIATION MANAGER: **Carolyn Holland**

LEGAL COUNCIL **Rod Bray**

Guests: **Jerry & Claire Byle
Mike & Lori Engle
Bonnie Kohl
Terry Harris
Marlys Weis
Brian Gabehart**

Chuck Molzon called meeting to order at 6:05 p.m.

January Meeting Minutes - Bob Altizer made a motion to approve January minutes. Motion seconded by Cindy Vogel. Motion carried.

Annual Meeting Minutes - Bob Altizer made a motion to approve the minutes of the annual meeting and was seconded by Bruce Kohl. Motion carried.

Mapleturn Clean-Up Committee - Motion was made by Bob Altizer and seconded by Cindy Vogel for Jennifer Tillman to Chair the Mapleturn Clean-up Committee. Motion carried.

Legal – Bob Altizer presented a copy of the updated covenants to Rod Bray for review and asked for his input by May meeting.

See Committee Reports attached.

Social Events - Motion was made by Bob Altizer and seconded by Cindy Vogel to approve \$200 for the St. Patrick's Day event, and \$50 for the April Men's Card Night event. Motion carried. Bonnie Kohl stated that the annual garage sale event had been re-scheduled from June 25th to June 18th.

Association Office Security - Bob Altizer made a motion to replace hardware on Association Office Door. Calvin Kelly seconded motion. Motion carried.

In other clubhouse items discussed, it was agreed that the checklist used by clubhouse renters continue for a trial period. It was also agreed that the gates to the weight room would not be reinstalled. Chuck Molzon will contact Don Winters to see if the bar belongs to the golf club.

Pool Table - Bob Altizer made a motion and Calvin Kelly seconded to purchase new cover, wax and two pool cues for the pool table for a sum of \$155. Motion carried, 3-1, Cindy Vogel voting Nay. Calvin Kelly to advise Bob when monies are identified for this purchase.

Pool Supplies – Motion made by Cindy Vogel and Seconded by Chuck Molzon to purchase pool supplies as approved in budget. Motion carried.

Lower Level Paint – Motion was made by Cindy Vogel and seconded by Bruce Kohl to purchase paint for basement hallway to pool and the lockers. Motioned carried.

Entry door to pool hallway. Motion made by Cindy Vogel and seconded by Calvin Kelly to purchase a steel entry door for pool area for a price of \$130. Motion carried.

Lake Contract – Board agreed to continue to treat all ten lakes, four being private, under new lake treatment contract.

Financial Report – Calvin Kelly presented financial report. Lien Notices will be filed on all unpaid Association dues on March 28, 2005. Calvin Kelly is researching where to place half of reserve monies in interest bearing accounts each year.

Old Business:

Detail Report – Revise financial report to show cost to date versus budget. Format used for March meeting meets needs of Directors.

Website – Website will continue to evolve. No need for further tracking.

BoD Members to provide individual comments to re-write of covenants. Comments submitted.

Check with Rod Bray on legality/potential for 2nd ballot with less than 90% approval for Covenant changes. No provisions for second ballot. After 20 years percentage drops to 75%.

Letter to Smart Realty concerning payment for unsightly yardwork. Complete, awaiting payment.

Update from Rod Bray on winter vandalism issue. – Guilty plea hearing for second offender was Dec. 6, 2004. Further update on plea agreement by May 9, 2005.

Letter to owners of lots 680 and 684 advising of our accepting lots 681, 682 and 683 and extending same offer to accept donation of their lots. Update by Calvin Kelly due April 11, 2005.

Confirm with AECON on drainage survey cost. Reassigned to Bob Altizer on March 14, 2005.

Obtain second estimate for drainage survey cost. – Reassigned to Bob Altizer on March 14, 2005.

Obtain current industry/homeowners association standards on use of vinyl windows to potentially modify building codes. Chuck Molzon and Carolyn Holland will research through CAI.

Review drainage issue and lack of swale on lot 558, prepare letter to owner requesting repair as necessary. Reassigned to Bob Altizer on March 14, 2005.

Review situation on sink hole along N. Country Club Road, contact Sun Communications to schedule repair. Reassigned to Bob Altizer on March 14, 2005.

Provide inputs to Chuck concerning Building Control policy on treatment of bonus rooms in total square footage of new homes. Inputs provided, requires further definition of bonus room and treatment.

Prepare notification to community seeking inputs on usage of lots in flood way. Notification sent, inputs being received.

Clubhouse Sign – Design and estimates to be sent to Bob Altizer.

New Business:

Write policy for miscellaneous expenditures. Calvin Kelly to provide by April 11, 2005.

Determine overhang request for building code revision. Chuck Molzon to provide by April 11, 2005.

Establish ownership of bar. Chuck Molzon to provide by April 11, 2005.

Determine use of Lots 681, 682 and 683. Cindy Vogel to provide by June 13, 2005.

Determine color for entryway signs. Bruce Kohl to provide by May 9, 2005.

Cindy requested a budget breakdown for the Common Areas. Calvin Kelly to provide.

Chuck stated that the final contract for the entryway design be signed in early April.

Cindy stated that there are four sink hole areas on the common area on lot 539. Cindy to contact Paul Myers for inspection of dams.

Sidewalk estimates to pool/tennis courts. Cindy Vogel to provide by September 12, 2005.

Develop pool registration. Cindy Vogel to provide by April 11, 2005.

Respond to draft covenants. Entire board to provide by May 15, 2005.

Respond to proposed Association Manager Job Description. Entire board to provide by April 11, 2005.

Mr. Terry Harris discussed issue of lot 832 being cleared. Chuck Molzon explained that issues had been discussed with builder.

A request was made by Mrs. Lori Engle for a copy of the voting roll. Mrs. Engle stated she had went to the courthouse and obtained information.

Draft Covenants – Bob to give synopsis of covenants at May meeting.

Invalidate Election – Mrs. Kohl discussed issues concerning invalidating election. Cindy Vogel made motion and Bruce Kohl seconded to invalidate election. Motion defeated 2-3.

There being no further business meeting adjourned at 11:15 p.m.

FESHA Board of Directors: March 14, 2005
CLUBHOUSE COMMITTEE REPORT

I. GENERAL ACTIVITY

The carpeting has been completed and the painting has been completed excluding some needed work in the downstairs bathrooms/locker rooms. The weight equipment has been returned to the weight room.

II. FINANCIAL ACTIVITY

There has been no financial activity of which I am aware

III. INTERIM BOARD ACTIONS.

- a. To increase security in the FESHA Office, I will propose a new lockset/door knob be purchased and installed with only those persons having a need be assigned a key.
- b. I will propose eliminating the use of the Facility Inspection Sheet for rentals
- c. I will propose eliminating use of the gate/door into the weight room.
- d. I will propose purchase of a cable and clip for the weight set.
- e. We need to discuss the sale of the bar
- f. I will discuss the need, but not make the proposal at this time for the need to purchase material to cover the pool table.

IV. OTHER NEWS/GENERAL INFORMATION.

- a. I will explain a problem associated with the completion of the downstairs Closet.

ROAD/LAKES REPORT

I. GENERAL ACTIVITY

- a. The lake treatment contract was finalized and signed.

II. FINANCIAL ACTIVITY

- a. None

III. INTERIIM BOARD ACTIONS

- a. I will nominate Jennifer Tillman to chair the Mapleturn Pickup committee

FESHA Board of Directors: Mar 14, 2005
Pool/Tennis/Common

I. GENERAL ACTIVITY

Guard stands alteration complete.
Pool drain grate installed.
Tennis court nets installed Mar 7. West gate remains locked due to unsafe walkway.
Safety net installed around sink hole at tennis courts. Awaiting repair recommendation from Mark Fletcher.
Sand Filter recharge scheduled for Mid-late March with IPM.
Swim lesson schedule set.
Garden group met 2x.

II. FINANCIAL ACTIVITY

Request #3 for budget breakdown for Common Area.
Awaiting invoice from Indiana Grating for guard stand alteration.

III. INTERIM BOARD ACTIONS

Approval to begin preseason purchase of pool supplies as submitted/approved in budget.
Lower level paint color proposal.
Entry Door to pool hallway, prices/installation.
Banklot Common area surveys-whose responsibility
Proposal to paint current entry signs. Solicit neighbors for color change suggestion.
Sink holes in common area lot #539, need to get bid to repair.
Sidewalk to swimming pool/tennis courts, safety issue, on or off radar?
Discuss need for "registration form" for pool use.

IV. OTHER NEWS / GENERAL INFORMATION

Status of clubhouse signage-whose responsibility
Action item for rekey fees, request to be passed Bob

I. GENERAL ACTIVITY

Construction of new homes within the neighborhood continues.

- B. Lot 240/241 (Ratts): No change. Holding money for non-conforming mailbox.
- C. Lot 253 (Dalton): Good progress, house fully bricked. Drywall complete, ready for interior painting. Most cabinets installed.
- D. Lots 290/291 (Runkel): No change. Construction debris and primary landscaping still to be completed. Mailbox installed, will work with Caporale to be properly placed.
- E. Lot 531 (Bunnell): Nearly complete, working off "punch list" items. Final grading and primary landscaping may need to wait for warmer / dryer weather.
- F. Lot 641 (Brodhacker): Work progressing, still to complete updated walkway and landscaping.
- G. Lot 669 (Dillon): Progress has slowed considerably. Builder has home buyer, awaiting inputs from buyer on color choices.
- H. Lot 672 (Nix): Progress has slowed, but continues. Partially bricked awaiting warmer weather to continue. Interior walls painted, working on trim.
- I. Lot 687/688 (Young): Brick work completed. Working on wiring and plumbing. Should be ready for insulation and start of drywall work by mid March. Some dirt on roadway but not excessive.
- J. Lot 830 (Ricci): No change. Awaiting removal of construction debris for return of full deposit.
- K. Lot 863 (Spina): Home nearly complete, finishing addition of screened in porch (approved by BCC.) Should be complete before end of month.
- L. Lot 883/884 (Spina): Construction progressing at good pace. Windows installed, Wiring and rough plumbing in progress, as is insulation.
- M. Lot 893 (Laux): No activity.

I. FINANCIAL ACTIVITY

No financial activity for Building Control in this reporting period, January and February, 2005.

II. INTERIM BOARD ACTIONS

- A. Proposed plans for Peal home on Sunderland ready for approval when they purchased home in neighborhood and cancelled plans.
- B. Received plans for Dillon home on Lot 824. Plans meet all requirements. Anticipate approval and pro-construction meeting in early March. Not a spec home.
- C. Received and reviewed plans for Crowder home for Lot 845. Initial plans disapproved for not meeting minimum requirements. Plans resubmitted with requests for waivers to requirements.

IV. OTHER NEWS / GENERAL INFORMATION

- A. Dillon Homes has sold and will build two more homes in Foxcliff, Lots 832 and 858. Anticipate receiving plans by mid March.
- B. Anticipate plans for Kindler home to be built on Sunderland, Lot 712, again by mid March.
- C. Several building monitors from prior years have completed their service. We have two new volunteers, Mike & Lori Engles. We are still interested in having a few more members to help as

building monitors and BCC members to review plans and our Construction Requirements and Rules.

- D. Awaiting inputs for revisions to Construction Requirements and Rules, especially as it relates to “bonus” rooms.

FESHA Board of Directors: March 14, 2005
ASSOCIATION MANAGER'S REPORT

I. GENERAL ACTIVITY

- a. The association office has seen a lot of activity during the past month. Much of which was the receipt of Association dues, both received by mail and many walk-in payers.
- b. Several sets of building plans have been received and letters have been forwarded to adjacent property owners.
- c. Several lots and homes have sold and letters have been requested and forwarded by Title Companies.

II. FINANCIAL ACTIVITY

- a. Association dues were due in the office on February 28th. On March 7th statements were forward to 31 members advising them that they were past due and liens would be filed on March 21st. As of close of business today (March 14th) four of the 31 have paid.
- b. I also forwarded statements to 6 Advertising Customers.
- c. There is one home in foreclosure and two sheriff sales this month. I have been advised by Rod to wait until after the Sheriff Sales to contact new owners.
- d. Office Budget
 1. YTD Gross Payroll for 5 pay periods should equal \$3000.63. Actual payroll was \$3083.53, which includes time for January meeting and Annual Meeting.
 2. Supplies - Under budget
 3. Equipment Rental – over budget due to being paid in February rather than March.
 4. Printing – This is showing over budget due to flatling but with adjust itself by year-end.
 5. Postage – Nothing paid for year.
 6. Communications – Office phone over but should adjust once new Internet service is installed.
 7. Pay phone – received a \$7.20 credit.
 8. Long Distance - under budget.
 9. Internet – Should adjust by year end.
 10. Mileage – Over due to more activity during early months. This should adjust by year end.

III. INTERIM ACTIONS

- a. None

IV. OTHER NEWS/GENERAL INFORMATION

- a. We have received three written complaint for disposition:
 1. Trash service driving through yards
 2. Dog attack while walking on Sunderland Drive
 3. Removal of "For Sale" signs
- b. We have received several verbal complaints on a variety of issues.

