

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 10, 2005**

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

Guests Claire Byle
Kurt Vogel
Bob Altizer
Mike Bodine
Bonnie Kohl

Meeting Called to order 6:10 p.m.

I. Call to Order- Welcome

In Calvin Kelly's absence, meeting called to order by Chuck Molzon.

II Review of Agenda

A. Additions to Agenda

Chuck asked that under Building Control lots 286, 287 & 288 be changed to read 686, 687 and 688.

B. Approval of Agenda

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

Review of Meeting Minutes December 2004

A. Additions/Alterations to Minutes

Chuck asked that on page three under Building Control in the last sentence the word "should" be changed to "could" when referencing parking in the FESHA parking lot. Motion was made by Chris and seconded by Cindy to approve the minutes as amended.

IV Communications and Announcements

A. From the President

Nothing from the President.

B. From Board Members

Chris stated that he has just spoken with SEMA regarding the Perry Cruse Dam issue. Chuck explained to attendees that there had been some urgency by DNR and SEMA with the recent rains to lower the dams. Chris stated that the State was monitoring the situation and if owner was unable to maintain them then the State would remove them.

V Legal

Rod Bray was unable to attend meeting. Chuck reported that we had heard from Rod with regard to the Commissioner's Agreement and the Commissioners had extended the agreement through December 31, 2008.

VI Committee Reports

A. Safety Committee

No report this month.

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

After checking the P & L statement, it was determined that we were a little under budget on snow removal.

Chuck stated that he would write letter to owner of vehicle parked on Country Club Court giving them 10 days to remove.

Bruce to follow up on culvert on lot 558 that has been covered over, clogged drain on lot 538 and a drainage issue on Country Club Court between Country Club Road and Foxcross.

Bruce updated board on hole on Country Club Road and will continue to follow up on issue.

Chuck discussed the Fletcher Landscaping bid. Bruce made motion and Chris seconded to approve the bid with deleting area nine (blowing grass off of roadways) and adding the bush hogging of lots 681, 682 and 683. Motion carried.

Carolyn stated she had received a bill from SCICAN and inquired if she should pay for the quarter, as billed, seeing that R-Net would soon be installed. It was agreed to pay for the quarter.

C. Covenants and Restrictions

Bob Altizer, again requested that Board review the draft copy and make their comments by February 11, 2005.

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

Cindy gave board an update of the progress of the painting and carpeting of the clubhouse. She reported that during the recent rains we had experienced some water problems around the fireplace for which she was already in contact with the contractor that had done the fireplace work this past year. She stated that she had borrowed a dehumidifier to take the dampness out of the clubhouse prior to the painting. She made a motion and Chris seconded to purchase a dehumidifier for the clubhouse. Motion carried.

Cindy indicated that the old soda machine needed to be removed. After some discussion, Chris made motion and Bruce seconded have a local salvage company remove it. Motion carried.

Cindy stated that she would like to go ahead with having the work done on the lifeguard stands and the sand filter recharged as it would be less expensive in the off season. Bruce made a motion and Chris seconded to allow Cindy to move forward with work. Motion carried.

Cindy made a motion to proceed with purchasing the new access door to the pool area at a cost of \$100. Chris seconded. Motion carried.

Cindy discussed the building of the basement storage closet. After some discussion it was decided that Cindy would make arrangements to build a wall to the end of the stairs at a cost not to exceed \$380. Carolyn to get with Calvin to identify what budget line clubhouse work will be coming from.

Chris Read discussed the issue of the number of keys to the front door being out in the community and that it appeared someone was coming in and leaving doors unlocked. He suggested that the front door be re-keyed. Cindy to get a price for getting new keys made.

Cindy discussed a proposal from Jim Peal to hold a weight training class in the clubhouse. After some discussion it was decided that Cindy would call our insurance company regarding attaching a rider to cover Mr. Peal.

E. Building Control (See attached report)

Chuck read through his report. He then opened discussion regarding the issue of a "bonus room's" square foot area being used to meet the minimum requirements for total square footage of a new home. The board agreed to give some more thought to issue and e-mail their input to Chuck by January 31st. Board discussed the issue of how the lots in the floodway would be utilized. It was decided that the community needed to be a part of the decision. Bruce will prepare a communication that will be forwarded to the community for their input.

F. Social Committee

Cindy reported on the social activities for December. Bonnie reported that the Social Committee budget had been cut last month and inquired what could be done to increase amount for 2005 events. It was decided that Carolyn would obtain a copy of the updated 2005 budget to identify unexpended 2004 dollars that they hope to spend in 2005.

G. Association Office (See attached report)

Carolyn read her report of activities for December. She inquired as to the selection of a firm to conduct the annual audit. After some discussion as to when the appropriate time of year was to conduct audit, it was decided that Calvin would poll board members for their input on when audit should be done. Chuck added that the procedures for handling original documents had been discussed in an earlier meeting; however, he stated that the procedures were now in written form and will attach this month's minutes. He read through the procedures and stated that if an original needed to be taken from the Association Office, it will need to be signed out.

VII Financial Statement

Chuck went over the profit and loss statement. He asked that members place account numbers on invoices for the account to be charged when initialing for payment.

Chuck read through the action items.

As there was no further business, Chris made motion, seconded by Cindy to adjourn meeting. Motion carried. Meeting adjourned 8:45 p.m.

Roads, Lakes and Common Areas report – Jan 10, 2004

Country Club Road drainage ditch issue – The original hole at this location has been opened again due to excessive rain. I contacted Jay @ Sun Communications the morning of Jan 6 and reported that the water was running underground, but did not appear to be running into the creek at the bridge. He said he would send someone out to look at the situation that day.

When their man was on-site, he also met with Chuck. They both observed what I had reported earlier. The person from Sun took pictures and was going to review the situation with his supervisors (Jay and others) and would get back with us regarding a proposed solution.

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

Dry Hydrant location review: No activity on this task.

Action Items

The Waymens trimmed the tree at the corner of their property blocking the view of drivers entering Country Club Rd from Golf Course Drive.

RNet Contract/Installation of wireless Internet – The T1 carrier has still not committed to an installation schedule for the installation of the circuit to our neighborhood, but Bill Edwards believes he has seen some activity along Maple Turn Rd. RNet has also followed up with residents to confirm their desire to obtain the service so that he can order the required equipment for installation.

As of Jan 14 Bill indicated that if we wanted to drop the Scican service to avoid paying for the next three months, he would establish a dial-up account for us at no charge.

Website Posted the updated Building Control document received from Chuck in Dec. Need to add Addendum to Bylaws document. Also updated the pictures for the Santa visit.

Need electronic version of any available approved minutes for 2004.

CPT Report 1-10-2005

Painting began Saturday, January 8. To continue for the next two weekends.

Carpet tbd.

Payphone removed December 21.

"Unexplained" events included "lighter in the wreath on the fireplace" and oven found on. Sadler refund check? Locks changed or security system – yes/no/table

Tennis courts locked due to "soccer game."

Water issues:

Fireplace – appears to be coming between stone and liner. Jeff Grounds to inspect as soon as weather permits.

Basement – Weeping continues. Dehumidifier (\$250 +/-) yes/no/table

Basement – Storage Closet. Size. Yes/no/table

Exercise Class – Jim Peal, Professional Personal Trainer. M/W or T/Th, 7pm. Key. Yes/No/Table

Vending Machine Sale - \$50 to company in Greenwood. Move before carpet. Yes/No/Table

New Business

Sand Filter Recharge – yes/no/table

Guard Stands lower – yes/no/table

I. GENERAL ACTIVITY

Construction of new homes within the neighborhood continues.

- A. Lot 240/241 (Ratts): No change. Holding money for non-conforming mailbox.
- B. Lot 253 (Dalton): Good progress, house framed, under roof, windows in. No issues.
- C. Lots 290/291 (Runkel): Home substantially complete. Exterior final grade and landscaping still to go. Ready to return deposit when lot clearing debris removed. Still must install mailbox.
- D. Lot 531 (Bunnell): Work progressing at a good pace. House fully enclosed. Vinyl windows being used, an un-noticed note on the plans.
- E. Lot 641 (Brodhacker): Second drive poured, drainage ditch cleaned. No substantial progress in the past month.
- F. Lot 669 (Dillon): Good progress. Some issue with home site. Builder overlaid roof decking with second layer of 7/16" sheathing. Windows in place, house mostly enclosed.
- G. Lot 672 (Nix): Very quick progress. Home enclosed. Homeowner continues to keep job site clean. Brick work well underway.
- H. Lot 687 (Young): Home mostly enclosed. Still no response to letter of 25 October. Second letter sent requesting resolution of BCC concerns, 1) width and height of pathway to rear property, 2) front swales/drainage, 3) grading of drive and parking area to side drainage swale. DNR contacted for potential problem with excess fill into flood plain.
- I. Lot 830 (Ricci): Home nearly complete. Awaiting installation of conforming mailbox and removal of construction debris for return of full deposit.
- J. Lot 863 (Spina): Continuing progress, home nearing completion. No continuing problems.
- K. Lot 883/884 (Spina): Construction started, framing under way. Had call from owner concerning combining lots and getting reduced dues payment. Advised owner that Board precedent is to not allow combining lots.
- L. Lot 893 (Laux): No activity.

Approved changes to Construction Rules and Requirements incorporated into revision.

II. INTERIM BOARD ACTIONS

Proposed plans for Peal home reviewed and disapproved due to several problems. Home plans revised and resubmitted. Plans now meet requirements, ready for approval.

III. New Proposals

None

IV. Other News / General Information

None

**ASSOCIATION MANAGERS REPORT
January 2005**

Delinquent Accounts	I am pleased to report that as of 12/31/04 all Association dues for 2004 are paid in full. There is less than \$100 outstanding for interest and fees owed by three lot owners. They have been sent a statement included with their annual billing.
Annual Billings	Annual billings were mailed out on December 30th. To date I have received \$20,200 toward this years dues.
Year-end	All year-end tax filings have been completed as of January 4th.
Annual Audit	Need input on annual audit so necessary reports can be prepared and documents pulled.
SCICAN Invoice	Need input on when new Internet will be installed; SCICAN billed us for first quarter...Need instructions on payment.

PROCEDURES FOR RETENTION OF ORIGINAL DOCUMENTS

The following are procedures to be adhered to in the retention of the following original FESHA documents. If a document is required a copy will be provided. If an original is required it will be signed out and a copy retained in the Association Office.

1. Bids/Proposals - All original bids shall be delivered to the FESHA Association Office Manager, where she will copy and forward to all Board members for review, and filed in the Association Office.
2. Contracts – All original Contracts for Services shall be delivered to the FESHA Association Manager. Copies will be made as required for Board review and Approval. Once approved and signed by the President and the Vice President an original copy of contract will be retained in the Association Office.
3. Receipts/Invoices – All original receipts and/or invoices, for item(s) purchased by the Association shall be initialed by the Board Member liaison of the committee for which the item(s) was/were purchased and delivered to the Association Office Manager for payment/reimbursement, and be retained in the Association Office.
4. Building Plans – Three copies of building plans, along with plot plans, shall be delivered to the Association Manager. All copies will be date stamped. Once plans are approved, stamped and signed by three Board Members one copy shall be retained in the Association Office, one delivered to the builder/homeowner to obtain building permits, and the third provided to the building monitor.
5. Rental Contracts – All original Contracts for Rental of any of the Clubhouse facilities shall be retained in the Association Office along with supporting checklists.