

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
October 10, 2005**

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

**ASSOCIATION MANAGER:**              **Carolyn Holland**

**LEGAL COUNCIL**                              **Rod Bray**

**Guest**              **Jerry & Claire Byle  
Lori Engle  
Bonnie Kohl  
John Mayberry  
Craig Dahl  
David & Michelle Huelster  
Jason & Carissa Swan  
Paul Myers**

**Chuck Molzon called meeting to order at 7:05 p.m.**

**Agenda** –, Bob Altizer requested that item A "Owens Corning Representative-Basement Walls"" under new business be deleted.

**September Meeting Minutes** –Cindy Vogel is to forward report to attach to minutes. Calvin Kelly made a motion and Bob seconded to approve with an addendum of Cindy's report. Item tabled until next meeting.

**Communications** – Calvin Kelly announced that the next Mapleturn Cleanup would be October 29, 2005. Bruce Kohl updated members on the status of R-net.

**Financial Report** – Calvin reported that there was just the normal activity during September. He stated that the tax return had been completed and mailed and the review should be complete and in hand by next meeting. He stated he is looking into where to place our operation reserve monies in order to get the best rate.

**Legal** – Rod Bray updated the board on progress of collections stating most of the monies have been collected and there is only one remaining account to collect.

**Committee Reports** – See Committee Reports attached.

**Building Control Committee** – Chuck Molzon answered questions posed by Bruce Kohl on lots 858, 832 and 669. Chuck Molzon asked other building control members to look at the grading and seeding on lot 669 and report as to what needs to be done prior to final inspection.

**Pool and Tennis Court Committee** – Cindy Vogel updated Board with regard to extending the pool season by one week. It was agreed to leave pool contract as is.

**Social Committee** – Board agreed to celebrate Halloween on Monday, October 31<sup>st</sup>. Clair Byle announced that there was a Ladies Luncheon and a Men's card night scheduled for November and \$50 for each event had been previously approved.

**Single Garbage Service** – John Mayberry reported that all information had been received and the committee would be holding a meeting on October 20<sup>th</sup> to discuss.

**Drainage Committee** – Cindy updated board on progress.

### **Old Business**

**Cleaning Service** – Bob Altizer stated that three bids were received. After some discussion a motion was made by Bob Altizer and seconded by Calvin Kelly to accept the bid from Gail Rose. Motion carried with Cindy Vogel and Bruce Kohl voting Nay. Bob Altizer further stated that there was an immediate need to have the clubhouse cleaned and made a motion to have Gail Rose do a general cleaning along with cleaning the floors and the windows. Calvin Kelly seconded the motion. Motion died. Calvin Kelly made a motion and Bob Altizer seconded to have Gail Rose do a general cleaning along with the floors, and postpone the windows until after the first of the year. Motion carried with Bruce Kohl abstaining.

**Trees** – Bob Altizer presented bids to remove trees and made a motion to accept bid from Steve's Tree Service to remove poplar tree. Cindy Vogel seconded motion. Motion carried with Bruce Kohl abstaining. Bob Altizer made a motion to have Steve's Tree Service remove plum trees and stumps. Calvin Kelly seconded. Motion carried with Bruce Kohl abstaining.

**Speed Calmers** – Bob Altizer presented a bid to have the speed calmers painted with reflector beads added. Calvin Kelly made motion to accept bid. Bob Altizer seconded. Motion carried.

**Ballot-** Board discussed the ballot that is to be used for voting for new board members. Calvin Kelly made a motion and Bruce Kohl seconded, to change the instruction on the ballot that member must designate candidate. Motion carried.

## **New Business**

**Private Lake Designation as Common Areas** – Board discussed certain lakes being either common or private. It was decided that they needed to come to resolution by next meeting for budget purposes.

**Jason & Carissa Swan Lot #898** – Mr. Swan updated board as to what is happening on this lot and board explored ideas on how association could assist. Mr. Swan to keep board advised.

**Fees for personal copies** – Board discussed charge for photocopies. It was decided that no fee would be charged for up to 10 copies.

**FESHA Credit Cards** – Chuck Molzon addressed idea of getting a Corporation credit card. Item tabled until next meeting.

**Entry Sign Repair** – Board discussed issue of repairing the entry signs. It was decided that issue would be tabled until budget is established.

**Building Control** – Bob Altizer stated that he had received a question from a builder with regard to changing the square footage on a two story home showing the first floor being only 1250 s.f. After some discussion the board did not feel this would be a good change.

**Budget Discussion** – Calvin Kelly went over budget and stated he could discuss further after all bids have come in. Bruce to get figures for cost of newsletter.

**Management Company** – Bruce discussed his e-mail regarding the Management Company and his investigation. Board to investigate further.

There being no further business, a motion was made by Bob Altizer and seconded by Calvin Kelly to adjourn meeting at 12:15 a.m. Motion carried.

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***BUILDING CONTROL COMMITTEE REPORT***

**I. GENERAL ACTIVITY**

Construction of new homes within the neighborhood continues.

- a. Lot 256 (Lopez / U-Build-It): Framing complete, home essentially under roof. Ready for electrical, plumbing, and duct work.
- b. Lot 513 (Filiatreau / Dillon): Framing essentially complete, under roof. Ready for electrical, plumbing, and duct work. Some delay awaiting windows.
- c. Lot 612 (Thompson – TK Builders): Plans approved, deposit received. Solid rock drive installed.
- d. Lot 669 (Dillon Homes): Home is essentially complete, awaiting final walk-through inspection. Some concern with quality of final grade and seeding.
- e. Lot 672 (Nix): Deposit returned, no further reports.
- f. Lot 682 (Diamond Builders): Home under roof with windows in place. Rough electrical, plumbing, and duct work nearly complete.
- g. Lot 687/688 (Young): Home is essentially complete. Awaiting copies of permit for amount and location of fill dirt and working to resolve drainage issue with adjoining lot. No update/change from previous month.
- h. Lot 710 (Kindler / Dillon) Home under roof. Some delay while waiting for windows. Brick work started.
- i. Lot 824 (McGuinness / Dillon): Continuing with brick work. Received revision for windows at rear of home. Progress slowed awaiting windows.
- j. Lot 829 (Davenport / Dillon) Foundation and basement walls in place. Framing underway. Progress in last month has been slow.
- k. Lot 832 (Cummins / Dillon): Foundation and some basement walls in place. County requested some improvements in erosion control measures. Progress is slow.
- l. Lot 845 (Crowder): Good progress. Home fully framed. Builder requests waiver to use less than 5/8" OSB for roof decking. Request likely to be approved.
- m. Lot 858 (Webber & Feltner / Dillon): Home fully framed, interior work started. Brick work half completed. Progress is slow.
- n. Lot 861 (Diamond Builders): Lot cleared, foundation in place. First level framing nearly complete. Normal progress.
- o. Lot 862 (Diamond Builders): Home fully framed and enclosed. Rough-in electrical, plumbing, and duct work nearly complete. Siding on gables installed.
- p. Lot 883/884 (Simzisko / Diamond Builder): Still awaiting final grading and seeding and resolution to siding on porch at back of home..
- q. Lot 893 (Laux): No activity.
- r. Lot 897 (Swan / Kirsh): Deposit returned, no further reports.
- s. Lot 962 (Koger / Dillon): Home framed and under roof. Rough electrical work started. Installing water line to home, will need to repair solid rock drive.

**II. FINANCIAL ACTIVITY**

- a. Returned \$4000 deposit, with interest, to Nix, Lot 672.
- b. Returned \$4000 deposit, with interest to Swan, Lot 897.
- c. Accepted \$4000 Construction deposit from J. Thompson for Lot 612 along with \$500 road usage fee.

**III. INTERIM BOARD ACTIONS**

- a. Reviewed plans for Lot 724. Did not meet requirements, showed a slab construction. Awaiting revision from builder.
- b. Reviewed plans for Lot 283. Did not meet requirements, second level did not include a ¾ bath. Builder revised plans to include ¾ bath. Awaiting BCC approval.

- c. Received request for waiver of 5/8" OSB roof decking requirement with trusses on 24" center. Request due to availability of decking due to impact of hurricanes. Anticipate approving waiver provided "H" clips are used as well as bracing at top, bottom, and sides of roof.
- d. Letter sent to J. Dillon concerning use of 19/32 decking on several projects.

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**POOL/TENNIS**

No report submitted

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**CLUBHOUSE**

**I. GENERAL ACTIVITY**

There was only one rental in September bringing in \$75 income to the general budget. Through September 30, 2005, we have recognized an income of \$1125 while projecting only \$1050 through that date. We have six rentals coming up in October that will bring in another \$450 and will give us a YTD through October of \$1575 which exceeds the annual estimate of \$1500. It is no inconceivable that we will have five or six more in November and December.

**II. FINANCIAL ACTIVITY**

All clubhouse expenses are generally in line with allocations except gas and water. Concerning gas, we have spent \$818 through September 30<sup>th</sup> and I project a year-end expenditure of about \$1700 computing in the expected 40% increase in gas prices this coming winter. As we are only allocated \$996 it seems we will have deficit spending of about \$700.

Concerning our water use, we had a spike in the water usage in July when we were billed for \$735. I believe this was when we had the leak at the swimming pool faucets. Water use continued high in August and September during the swimming season and I assume it was related to the pool operation. I project water usage to be for the calendar year to be \$2780 with an allocation of \$2592 for a deficit of about \$185.

These two deficits \$700 (gas) and \$185 (water) equal \$885. If we have six more rentals in November and December, we will net a plus \$525, which will mostly offset the deficit.

**III. INTERIM BOARD ACTIONS**

None.

**IV. OTHER NEWS/GENERAL INFORMATION**

None.

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**COMMON AREA**

No report submitted

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**COMMUNICATIONS**

No report submitted

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**ROAD/LAKES REPORT**

I. GENERAL ACTIVITY

Normal mowing and trimming accomplished.

II. FINANCIAL ACTIVITY

- a. Roads mowing - \$23350 spent with a YTD allocation of \$4020
- b. Dams mowing - \$2650 spent with a YTD allocation of \$3330
- c. Lakes - \$5400 spent with an allocation of \$5,400
- d. Snow removal - \$4577 spent with a year allocation of \$7000

IV. INTERIM BOARD ACTIONS

None.

IV. OTHER NEWS/GENERAL INFORMATION

None.

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**SAFETY**

No activity, no report submitted.

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**SOCIAL COMMITTEE**

We have spent \$940.17 with a YTD allocation of \$1170. No expenditures anticipated in October.

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**AD HOC COMMITTEES**

I. SINGLE GARBAGE SERVICE

No written report submitted prior to meeting

II. DRAINAGE

No written report submitted prior to meeting

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**ASSOCIATION MANAGER'S REPORT**

I. GENERAL ACTIVITY

- a. Building plans continue to be received and letters have been forwarded to adjacent property owners.
- b. Lots and homes continue to be sold and letters have been requested and forwarded by Title Companies.
- c. Worked with Vendors bidding on Mowing, Snow Removal & Cleaning.
- d. Assisted many visitors/residents to office on various needs.

II. FINANCIAL ACTIVITY

- a. Payroll expenditures on track to budget.
- b. Comp time will be drawn down to zero by end of year, some 15 hours in the "bank".
- c. Office communications expenses running over budget due to phone, internet, and printing expenses. Printing over budget as did not program cost of printing directory and other mailings. No significant change from last month.
- d. Professional fees under budget
- e. Taxes over budget, property taxes higher than anticipated/budgeted.
- f. Utility costs over budget. Energy cost higher than anticipated. Water leak / open valve at pool added to water expense (\$300)

III. INTERIM ACTIONS

None.

IV. OTHER NEWS/GENERAL INFORMATION

- a. Prepared releases on several lots.
- b. Community Violation and Unsightly Lot letters sent to residents.
- c. Delinquent account monies continue to trickle in.
- d. Prepared postage and mailing labels for newsletter.
- e. Prepared documentation for CPA's review and tax preparation.
- f. Worked with Mayfield to resolve insurance questions.

<b>AI #</b>	<b>Date</b>	<b>Action to be addressed</b>	<b>Due Date</b>	<b>OPR</b>	<b>Action / Date Complete</b>
05.03.06	14-Mar-05	Sidewalk estimates pool/tennis court	12-Sept.	Vogel	Update on 10/10. Update on 11/14
05.08.11	8-Aug.-05	Trees protruding over road	12-Sep	Altizer	Update 10/10, Update on 11/14
05.08.12	8-Aug.-05	Satelite Dish Nix home	12-Sep	Molzon	Update 10/10. Update on 11/14
05.08.14	8-Aug.-05	Personal watercraft parked on Lot 905	12-Sep	Molzon	Update 10/10. Update on 11/14
05.09.02	12-Sep-05	Check Gas Marker post across from Byres	10-Oct	Altizer	Updte on 11/14
05.09.04	12-Sep-05	Funds for railing & emergency lights clubhouse	10-Oct	Kelly	Update on 11/14
05.09.05	12-Sep-05	Frequency of Newsletter	10-Oct	Kohl	Upate on 11/14
05.10.01	10-Oct-05	Gas Budget Service	24-Oct	Holland	Accomplished as well as Cinergy/PSI
05.10.02	10-Oct-05	Sink Holes on Sunderland near lot 722	14-Nov	Altizer	
05.10.03	10-Oct-05	Review tax status lots 852 and 539	14-Nov	Holland	
05.10.04	10-Oct-05	Golf Course Assistance, creek behind lot 901	14-Nov	Molzon	
05.10.05	10-Oct-05	Send certified ltr to owner lot 905 - personal watercraft	14-Nov	Holland	
05.10.06	10-Oct-05	Jason Swan/lot 898/sewer easement issue	14-Nov	Altizer	