

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
September 12, 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
Mike & Lori Engle
Bonnie Kohl
John Mayberry
Ken Dalton
Craig Dahl
Michelle Huelster
Jim Holmberg**

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

Agenda –, Bob Altizer requested that item B “Lake Treatment” under new business be deleted. Chuck Molzon requested that “Dahl-Young Swale be added as item B under New Business. Cindy Vogel requested that “Pool Valve Repair” under New Business be deleted. Bob Altizer made motion and Calvin Kelly seconded to approve agenda as amended. Motion carried.

August Meeting Minutes –Cindy Vogel requested a change be made in the last two lines under “Ditches” be deleted and added to the end of “Letter from Mrs. Hixson.” Calvin Kelly made a motion and Bob Altizer seconded to approve the minutes as amended.

Minutes from August 13, 2005 Meeting. Chuck Molzon stated that the spelling of Cindy’s name be corrected. Calvin Kelly made motion and Bob Altizer seconded to approve the minutes with the correction. Motion carried.

Communications – Chuck Molzon stated he had received an e-mail from Mark Dice complimenting the Board on the way the pool was handled this year. Calvin Kelly announced that a “design charette” would be held in the clubhouse on September 20th to view and discuss the design project for the two entryways into Foxcliff South.

Committee Reports – See Committee Reports attached.

Common Area – Cindy reported that there are dying trees around the clubhouse that needed removed. Bob mentioned two other trees that needed to be removed, one on Country Club Road and the other on Steve Dean's lot. Bob to get estimates to remove all trees. Cindy mentioned a hole in the hill next to the tennis courts. Cindy to get an estimate to temporarily repair.

Communications – Bruce Kohl gave Board update on status of newsletter. A request was made by Angie Dice to consider having a monthly newsletter. Bruce to get feedback from members as to preference in frequency of newsletter.

Pool and Tennis Court Committee – Cindy Vogel gave report on vending. Cindy Vogel presented the new contract from Indianapolis Pool Management and made a motion that it be accepted and was seconded by Bob Altizer. Motion carried.

Financial Report – Calvin reported that there was just the normal activity during August. He stated that the firm of Donovan and Thomas would be completing the tax return and would begin the review by next week. Carolyn will be assisting in preparation of documents necessary to complete review.

Legal – Rod Bray updated the board on progress of collections. Board requested that Rod contact Nancy Smith's attorney with regard to the return of the key to the clubhouse.

Old Business

Cleaning Service – Bob presented a bid from Gail Rose to clean the clubhouse. Board decided to contact other companies to secure bids before making a decision. Action tabled until October meeting.

New Business

Management Company – Jane Scully from Revel and Underwood, made presentation to board with regard to what her company could offer community.

Dahl/Young Swale – After some discussion Chuck Molzon stated he will get with the Young's on issue.

681,682,683 Survey – Cindy Vogel presented results from the survey taken on how the bank lots should be utilized. After some discussion it was decided to retain the information for budget consider in 2006.

Entry Sign and Pond – Cindy Vogel updated board on status of entry sign and silting problem with the pond. Cindy to get estimate on repairing sign.

RPF Snow Removal and Mowing – A motion was made by Bob Altizer and seconded by Calvin Kelly to place ad in Reporter-Times for one-week period at a cost of no more than \$100. Motion carried.

Budget Discussion – Calvin Kelly distributed copies of spreadsheets of the 2005 budget and proposed 2006 budget. After some discussion it was decided that final numbers would be presented after all bids were received from outstanding RFP's.

Insurance Questions – Cindy Vogel presented a list of questions regarding the current insurance policy. Carolyn Holland will compose letter to Mayfield to address concerns.

Tax Returns – Cindy Vogel requested copies of tax returns and property tax returns for past five years. It was agreed that the information would be provided in an expeditious manner.

There being no further business, a motion was made by Bob Altizer and seconded by Calvin Kelly to adjourn meeting at 11:30 p.m. Motion carried.

FESHA Board of Directors: September 12, 2005

BUILDING CONTROL COMMITTEE REPORT

I. GENERAL ACTIVITY

Construction of new homes within the neighborhood continues.

- a.
- b. Lot 256 (Lopez / U-Build-It): Framing of home started. Should be enclosed by mid September
- c. Lot 513 (Filiatreau / Dillon): Foundation and basement walls in place, framing underway.
- d. Lot 669 (Dillon Homes): Home is essentially complete, minor details to be finished before returning deposit.
- e. Lot 672 (Nix): Home is essentially complete. Resolving issue with placement of satellite dish.
- f. Lot 682 (Diamond Builders): Home under roof with windows in place. Ready to start interior work.
- 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.
- h. Lot 710 (Kindler / Dillon) Home construction well under way. Home framed and starting interior work.
- i. Lot 824 (McGuinness / Dillon): Home fully enclosed, interior work well under way.
- j. Lot 829 (Davenport / Dillon) Foundation and basement walls in place. Framing started. Good progress.
- k. Lot 832 (Cummins / Dillon): Foundation and basement walls in place. Issue with restoring erosion control measures resolved. Ready to start framing.
- l. Lot 845 (Crowder): Lot clear, foundation walls being poured. Should be ready for framing shortly. Builder planning on using manufactured wall segments.
- m. Lot 858 (Webber & Feltner / Dillon): Home fully framed, interior work started.
- n. Lot 883/884 (Simzisko / Diamond Builder): Home essentially complete. Working to resolve issue with porch at back of property. Final grading and seeding underway.
- o. Lot 893 (Laux): No activity. Recommend returning \$1000 construction deposit and revoking construction approval.
- p. Lot 897 (Swan / Kirsh): Home completed, awaiting paperwork to return construction deposit.
- q. Lot 962 (Koger / Dillon): Home framed, should be under roof shortly.
- r. Approved plans for Lot 861 (Diamond Builder).
- s. Received and approved plans for Lot 612, awaiting pre-construction meeting.

II. FINANCIAL ACTIVITY

- a. Accepted \$4000 Construction deposit from Diamond Builder for Lot 861 along with \$500 road usage fee.
- b. Accepted \$4000 Construction deposit from W. Crowder for Lot 845 along with \$500 road usage fee.
- c. Accepted \$4000 Construction deposit from Dillon Homes for Lot 829 along with \$500 road usage fee.
- d. Accepted \$4000 Construction deposit from Dean Lopez for Lot 256 along with \$500 road usage fee.

III. INTERIM BOARD ACTIONS

- a. Letters sent to active builders restating requirement for port-o-let on each property.

Mr. Cecil Koger (Lot 962) Grey Fox Drive. Foundation and basement walls complete, framing started. Should be under roof shortly. Builder – Dillon Homes

In addition to these homes, we have received and approved plans for homes to be built on Lot 861 (Southampton Drive) and Lot 612 (Southampton Drive). By the time of publication some of these plans may have been approved and under construction.

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. Assisted Bob Altizer on RFP for Cleaning Contracts.
 - d. Assisted many visitors/residents to office on various needs.

- II FINANCIAL ACTIVITY
 - a. Utility bills are higher than anticipated or budgeted for year. Gas costs have gone up and the summer has been hotter than normal. Electric is about \$100 over budget; gas is about \$130 over budget. (YTD) and will go further over budget as we get back into heating months. We are also approximately \$300 over budget in water usage, attributable to the water leak at the pool.
 - b. In office payroll, we are tracking very close to budget, well in hand and will be on budget at year-end.
 - c. In other office expenses, we are over budget in printing, mailing, and internet costs. Some should probably be re-categorized under newsletter expenses. We also did not budget for directory printing. There is essentially no change in budget performance from last month.

- III INTERIM ACTIONS
 - a. None

- IV OTHER NEWS/GENERAL INFORMATION
 - a. Prepared files and appeared in Court with Attorney on delinquent accounts.
 - b. Community Violation and Unsightly Lot letters sent to residents.
 - c. Delinquent account monies continue to trickle in.

CLUBHOUSE

1. General Activity. There was only one rental in August bringing in \$75 income to the general budget. Through August 31 (YTD) we have recognized an income of \$1050, while projected only \$900. We anticipate an annual income of \$1,500 which will require 6 more rentals this year. With Thanksgiving and Christmas coming, we should get those 6 rentals easily.
2. Financial Review – January through August
Clubhouse Facilities expenses:
 - A. Electric through August \$1,513.21 (budgeted YTD \$2,608.12)
 - B. Water and Sewer through August \$2,001 (budgeted YTD \$1728)
 - C. Gas through August \$818.33 (budgeted YTD \$664)
 - D. Miscellaneous through August \$13.82 (not a budgeted item)
 - E. Repairs through August \$440.86 (not a budgeted item)
 - F. Inspections through August \$234.90 (budgeted \$330)
 - G. Cleaning Service and Supplies through August \$869.10 (budgeted \$1,000)
 - H. Trash Removal through August \$60 (budgeted \$60)
 - I. **TOTAL THROUGH JULY \$5951.22 (BUDGETED \$6390.12, UNDER BUDGET \$4389)**

ROADS AND LAKES

1. Roads mowing - \$2,680 spent YTD with a \$3,350 YTD budget
2. Dams mowing - \$2,000 spent YTD with a \$2,950 YTD budget
3. Lakes - \$4,050 spent with an annual budget of \$5,400
4. Snow removal - \$4577 spent with a \$7,000 YTD budget
5. **TOTAL THROUGH AUGUST \$13,307 (BUDGETED YTD \$18,700, PLUS A CERTAIN AMOUNT OF THE LAKE TREATMENT ANNUAL BUDGET OF \$5,400). OVERALL I BELIEVE WE ARE OKAY IN THIS AREA AS I DOUBT THAT THE FULL \$5400 LAKE TREATMENT BUDGET WILL BE SPENT.**

SOCIAL COMMITTEE

1. Spent 896.81 with a YTD budget of \$1,040. Some expenses from the August Ladies Luncheon not yet accounted, (\$50 allocated).

MISCELLANEOUS:.

1. Needs:
 - A. Pool table needs restored (all supplies are already purchased)
 - B. Speed Calmers need painted or striped (I can paint these a solid yellow for little expense).
Plan to be a fall project when weather cools.

Street signs need repainted. Again, a fall project.

Clubhouse, Pool and Common Areas

No written report available.

AI #	Date	Action to be addressed	Due Date	OPR	Action / Date Complete	
05.03.06	14-Mar-05	Sidewalk estimates pool/tennis court	12-Sept.	Vogel	Update on 10/10	1.5
05.06.15	13-Jun-05	Determine if ditch being lot 901 is homeowners or golf courses	11-Jul	Vogel	Update on 10/10	1.5
05.07.13	13-Jul-05	Reconcile By-Laws/Voting procedure ref. Proxy voting	8-Aug	Kohl	Update on 9/12. Update on 10/10	1.0
05.08.08	8-Aug.-05	Get estimate on tree removal on Country Club Rd.	12-Sep	Altizer	Tree marked and one estimate in. Update on 10/10	1.5
05.08.11	8-Aug.-05	Trees protruding over road	12-Sep	Altizer	Update 10/10	1.0
05.08.12	8-Aug.-05	Satelite Dish Nix home	12-Sep	Molzon	Update 10/10	1.0
05.08.13	8-Aug-05	Punch List items Lot 669	12-Sep	Molzon	Update 10/10	1.0
05.08.14	8-Aug.-05	Personal watercraft parked on Lot 905	12-Sep	Molzon	Update 10/10	1.0
05.09.01	12-Sep-05	Trade Sun pool hours for added weekend/s (W/IPM)	10-Oct	Vogel		1.0
05.09.02	12-Sep-05	Check Gas Marker post across from Byres	10-Oct	Altizer		1.0
05.09.03	12-Sep-05	Cost, paint or stripe speed calmers	10-Oct	Altizer		1.0
05.09.04	12-Sep-05	Funds for railing & emergency lights clubhouse	10-Oct	Kelly		1.0
05.09.05	12-Sep-05	Frequency of Newsletter	10-Oct	Kohl		1.0