

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
December 11, 2006**

OFFICERS/MEMBERS PRESENT: **Chuck Molzon
Daymon Brodhacker
Bob Altizer
Mark Dice**

ASSOCIATION MANAGER: **Carolyn Holland
LEGAL COUNCIL:** **Rod Bray**

Guests: **Mike & Lori Engle David Huelster
 Cindy Vogel Brent Fraser**

Chuck Molzon called meeting to order at 7:02 p.m.

Agenda – No changes to agenda.

Minutes – November 11, 2006 – Bob Altizer requested a change in the minutes under Communications and Announcements, that the word “need” be changed to “suggestion” and to delete the last sentence. Motion was made by Daymon and seconded by Bob to approve the minutes with these changes. Motion carried.

Minutes – November 27, 2006 Budget Meeting – Daymon made motion and Mark seconded to approve minutes as written.

Communications and Announcements – Chuck stated that the dues packets and ballots were being sent to the printer and would be mailed out at the end of the month. Daymon reported that a road sign had blown down and needed a new post in order to put back up.

Committee Reports – See attached reports

Social Committee – Mark made a motion and Daymon seconded to approve \$100 for a neighborhood brunch on January 14, 2007. Motion carried.

Financial Report – Mark Dice reported that we were still in line with our budget for the year. Mark made a motion and Bob seconded to approve the 2007 budget with the changes discussed at the November 27, 2006 meeting. Daymon discussed adding a line item for “Dredging” to the budget, even if it was an unfunded item. Mark’s motion died. After some discussion Daymon made a motion and Bob seconded to approve the 2007 budget with the changes as discussed in the November 27, 2006 meeting and to also add a line item for “dredging.” Motion carried.

Legal – Rod Bray updated board on collection of delinquent accounts. He further stated that a hearing had been set for January 26, 2007, at 9:30 a.m. in Superior Court 2 to discuss the case between the membership and the association. He stated that this would be for the attorneys only, as no witnesses would speak that day, however, litigants could be present if so desired. Board asked Mr. Bray's opinion with regard to lots 909 and 910 and the fact that the lots have gone un-purchased through two tax sales. Mr. Bray stated that the county now has the option to take the lots. However, the ownership still remains with the bank and the taxes continue to become due, until someone purchases lots or county takes ownership.

Old Business:

- A. Office Copier – After some discussion Daymon made a motion and Bob seconded, to purchase a new copier for the office at a price up to \$1000 for the copier and \$300 for supplies. Motion carried.

New Business:

- A. **Revise Operating Policy 06-06** – This item was tabled until the January meeting.
- B. **Newsletter Advertising Rates** – Board agreed to leave rates the same for the present time.
- C. **Delinquent Dues Interest Rates** – Bob Altizer made a motion and Mark seconded to leave interest rate for delinquent dues at 12% for 2007. Motion carried.
- D. **Mowing and Landscape Contract** – After some discussion, Bob made motion and Daymon seconded to approve the bid from Fletcher Landscaping for the 2007 season. Motion carried.
- E. **2007 Cleaning Contract** – After some discussion, Bob made a motion and Daymon seconded to approve the bid from Gail Rose for 2007. Motion carried.
- F. **2006 Financial Review Contract** – Mark made a motion and Bob seconded to approve the contract from Paul Thomas of Donovan and Thomas, for the 2007 financial review. Motion carried.
- G. **Lake Treatment Contract** – Bruce Kohl to secure a new lake treatment contact for 2007.
- H. **2007 Budget Approval** – See above.
- I. **Drainage Committee Scope of Work** – After much discussion it was decided that Mark would forward a copy of the Eco Systems proposal received in January 2006 to the board members for review and would secure bids for the work at the bridge on Country Club Road.
- J. **RFP – Keyless Entry** – Chuck to forward RFP to Carolyn to send out for bids.
- K. **RFP – Clubhouse Repair** – Chuck to forward RFP to Carolyn to send out for bids.

As there was no further business meeting adjourned at 9:15 p.m.

FESHA Board of Directors: December 11, 2006

ASSOCIATION MANAGER'S REPORT- Carolyn Holland / Chuck Molzon

I. GENERAL ACTIVITY

- a. Collection of Association Dues
- b. Several calls for clubhouse rentals.
- c. Paid Fall installment of property taxes
- d. Transferred monies into reserve accounts
- e. Prepared and sent RFP's mowing.

II. FINANCIAL ACTIVITY

- a. Tracking below budget for paid office hours – primarily due to shorter than budgeted Board meetings
- b. Anticipate some end of year office supply expenses, will remain under budget for the year.
- c. No significant changes to utility costs.

III. INTERIM ACTIONS

None

IV. OTHER NEWS/GENERAL INFORMATION

- a. Worked with Rod Bray on Delinquencies.
- b. Worked with Title Companies on Letters for Closings.
- c. Worked on updating filing system.
- d. Verified/updated ownerships with Auditors Office
- e. Prepared Annual Billing Statements

FESHA Board of Directors: December 11, 2006

CLUBHOUSE REPORT - Chuck Molzon

I. GENERAL ACTIVITY

- a. Normal activity for November. Getting prepared for holiday rentals.
- b. Repaired toilet in ladies' rest room.
- c. Reviewing proposed contract for 2007 cleaning, seeking approval at December Board meeting (with change to Operating Policy 06-06.)

II. FINANCIAL ACTIVITY

- a. No significant expenditures on Clubhouse in November. Tracking below budget.

III. INTERIM ACTIONS

None

IV. OTHER NEWS/GENERAL INFORMATION

- a. Prepared RFP for purchase and installation of keyless entry system. Will be seeking at least three bidders.
- b. Prepared RFP for repair of exterior gable ends of Clubhouse. With previous letter, had only one verbal reply. Will seek bidders from members who are involved in construction work as well as recommended builders in our community.
- c. Have not received offers to lease Clubhouse rental office. Suggest, if we want to have the income, we place an advertisement in the local paper. Would offer to "white collar" type concerns.

BUILDING CONTROL COMMITTEE REPORT – Bob Altizer

I. GENERAL ACTIVITY

- a. Regarding the Davenport Home (Dillon builder, lot 829). As reported earlier the house is complete and the Davenports have moved in. The landscaping is now complete. To date there has been three assessments totaling \$622.64 (two clean-ups - \$67.70, one road sweeping - \$179.94 and one trash hauling - \$375) leaving \$3377.36 of the deposit money. I have talked to you before about repairing or replacing a small fir tree on lot 826 that a sub had backed into. On 10/6, I talked to Mr. Turner (lot 826) who advised the tree does not need repair nor replacement as he had straightened it up, but there is drive-off rut that should be repaired. I received two ayes to spend the \$50 to repair the drive off rut and the work has been ordered. There is \$3327.36 of the original deposit held in the account and \$50 to repair the roadside damage, which the landscaper still has not done. Considering this is December, I feel it is best to await spring to do the roadside damage.
- b. Regarding the Home on lot 858. There has been no change in the lot/home ownership issue. Webbers still residing however have gone to AZ for the winter. At last report, we held \$1132.66 in the deposit account. The swale between lot 858 and 857 (Stipcak's) has been made. It will keep runoff from being transferred to 857 and is a temporary measure as Webber is going to make a permanent fix next spring with a wall. We have paid Fletcher \$375 for the swale and reimbursed Webber's \$757.66 for previous landscaping work. This project is closed.
- c. Regarding the Cummins House (Dillon builder, lot 832). All things are complete on this project and we have withheld \$200 from the Dillon deposit to repair drive-off damage on lot 818. The work has been ordered. This basically is a completed project pending the work on lot 818. There is no deposit money held in our account as we have settled this with Dillon homes.
- d. Regarding the McGuinness Home (Dillon builder, lot 824). The project is completed and we have withheld \$1,000 to repair pavement damage at the cul-de-sac at Red Fox Court East, which Wallace Paving did for no charge. We hold \$1,000 of the Dillon deposit money in our account.
- e. Regarding the Koger house (Dillon builder, lot 962). The house is completed but there is landscaping and a mailbox yet to be installed. The owner of the house, Cecil Koger has been doing the landscaping/repairs to the house and has told us Dillon has forfeited the \$4,000 deposit to him. In a telephone conversation with Dillon, he confirmed that twice. I sent Dillon a letter asking he sign to verify that. He said he would but we have not received it yet. There have been no assessments against this house and we hold \$4,000 deposit money in our account.
- f. Regarding the Mark Wilson spec house on lot 963. Work is progressing nicely, the house is framed and under roof. Exterior work is underway and is almost complete. There is a \$4,000 deposit on account with no assessments having been made.
- g. Regarding the Charles Black Home (Wilson builder, lot 557). Work is again progressing nicely with brickwork completed. Stucco is yet to be applied. There is \$4,000 deposit on account with no assessments having been made.

- h. Regarding the Stonebridge Spec house (McGuiness builder lot 645). Framing is completed. Brickwork is almost completed. There is a \$4,000 deposit on account with no assessments being made.
- i. Regarding the Diamond Builders Spec house (Spina builders, lot 674). The exterior of the house is basically completed. Work is being performed on the interior. Work is progressing nicely and they expect completion in 4 to 6 weeks. Two separate families have expressed interest in buying the house. There is a \$4,000 deposit on account with no assessments being made.
- j. Regarding the Diamond Builders Spec house (Spina builders, lot 867), foundation work is completed only. There is a \$4,000 deposit on account with no assessments being made. We should expect further work to begin after completion of the Diamond Builder's house on lot 674.
- k. Regarding the Zike Home (Zike builder, lot 848), the exterior of the house is basically completed. Dry wall installation begins the week of 10/9. The previously reported drainage problem has been minimized/eliminated as they have installed erosion blanket and sown winter rye with straw on other parts. In the recent 3 to 4" rainfall, water was contained on lot 848. Mr. Zike is going to expand the silt fence to protect the electric transformer. The Zike's are in the process of moving in. and the interior should be done in 3 or so weeks. We hold \$4,000 deposit money in account.
- l. Jim Rose has begun the home on lot 265. The house is completed to the sub-floor level. There is a \$4,000 deposit on this account with no assessments being made.
- m. Plans have been approved, and extended until December 15th for Mr. John Ehrhart to build a house on lot 632. There is no deposit money in this account. It is unlikely this house will be started before the 15th.
- n. We have been contacted by Ray Mejie, who is going to build on lot 239. His house plans are ready but he doesn't have the plot plans readied. I told him we couldn't do anything with the plans until the plot plans are ready. There is no deposit money on this account.
- o. I have also made tentative review of three houses to be built soon by Ray Gray on lots 562, 578 and 552 (to be occupied by Mr. Gray and his three sons). There are no deposit monies on these accounts. Regarding this issue, Mr. Gray has decided not to build in FESHA. I will be contacting them to clean up the lots.

FESHA Board of Directors: December 11, 2006

SOCIAL COMMITTEE – Michele Huelster (Liaison Chuck Molzon)

I. GENERAL ACTIVITY

- a. There were no Social Committee activities during November.

II. FINANCIAL ACTIVITY

- a. No money was spent during November

III. INTERIM COMMITTEE ACTIONS

- a. Dec. 7, 1:00 Social Committee Meeting planned. We may cancel this due to decorating the clubhouse allowed us to discuss our agenda.
- b. Jan. 4, 1:00 Social Committee Meeting planned. We will be planning the Neighborhood Brunch.

IV. UPCOMING EVENTS

- a. Dec. 15th Adult Christmas Party: Budget approved
- b. Dec. 21st Tea and Cookie Exchange: Budget approved. *Note date change*
- c. Jan. 3rd Ladies Lunch Bunch: Event not funded by association.
- d. Jan 14th Neighborhood Brunch: **Budget \$100 – Needs approval**