

# DRAFT

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
July 10, 2006**

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

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

**Guests:**      **See last page for list of guests.**

**Chuck Molzon called meeting to order at 7:10 p.m.**

**Agenda** – No changes to Agenda

**Minutes – June 12, 2006** – Bob Altizer made motion and Daymon Brodhacker seconded to approve minutes as written. Motion carried.

**Communications and Announcements** – On behalf of the Board, Chuck Molzon apologized to Mr. & Mrs. Barco for not following normal protocol by allowing public discussion of a resident's complaint presented at the June meeting, before it had been presented to the involved parties.

**Reports – See attached.**

**Building Control – Lot 513 – Filiatreau/Dillon** – Bob Altizer made motion and Bruce Kohl seconded to write Mr. Dillon giving him two weeks to place a swale and culvert at site and to remove downed trees and brush. If not accomplished in two weeks, building bond monies would be assessed to do the work. Motion carried.

**Communications** – Daymon Brodhacker announced that the deadline for the fall issue of Fox Tales would be August 15<sup>th</sup>.

**Social** – A motion was made by Daymon Brodhacker and seconded by Bob Altizer to approve \$75 for the Ladies Luncheon. Motion carried. A motion was made by Mark Dice and seconded by Daymon Brodhacker to approve \$200 for a "Last Blast Kid's Party". Motion carried.

**Legal** – Rod Bray updated board on status of delinquent accounts.

**DRAFT**

# DRAFT

## **New Business**

### **Confirm Electronic Decisions –**

- a. Ratify return of Kenny Johnson deposit in full. (Lot 724) – E-mail approvals received from three members. Motion carried.
- b. Ratify return of Diamond Builders deposit less \$500 assessment. (Lot 883) – E-mail approvals received from three members, one disapproval. Motion carried.

**Browning Day Contract –** Calvin Kelly to present at August meeting.

**Change to Construction Rules –** Per a suggestion from the Building Control Committee's Technical Review Team, prohibiting vinyl tile on the interior of homes was discussed. The Board's decision was that the Board would concern itself with the exterior of homes; interiors are at the discretion of the homeowners.

There was a discussion concerning adding language concerning restrictions on open burning. The Board's decision was that no additional FESHA restrictions were required, that Washington Township rules apply. Mrs. Holland directed to research rules and include in next issue of FoxTales.

**Revision to Ditch (Zolty) –** Requested alterations was approved.

**Criminal Complaint –** Rod Bray reported that he had received a call from the Morgan County Sheriff Department regarding criminal activity by Board member(s) -- an allegation of misappropriation or embezzlement of monies from the Association's building bond account. At the direction of the Board President, Rod furnished documentation regarding the account dating back to 2003. In an effort to fully cooperate with any investigation, he also sent a letter to Sheriff Garner requesting, in writing, the name of the accuser, the specific allegation, and a list of any documents that would assist in the investigation. Rod stated that the sheriff's department had taken the provided information to an independent accountant for review. He stated that the accountant, the sheriff's department, and the county prosecutor had all determined that there was nothing there to indicate any wrongdoing by Foxcliff South. It was noted that addressing these types of accusations wastes Board member's time and energy and costs the Association money in increased attorney fees and other expenses.

Board adjourned the open meeting at 8:35 p.m. and met in closed special session.

# DRAFT

# DRAFT

**Guest:**

David and Michele Huelster  
Kurt and Cindy Vogel  
Jim and Micky Holmberg  
John and Gloria Bunnell  
Scott and Konni Andis  
Bonnie Kohl  
Mary Barco  
Craig Dahl  
Adam Howell  
Rich Neely  
Bill Nester  
Michael Shipman  
Maryls Weis  
Terry Harris  
Olga Wutsch  
John Mayberry  
Ken Dalton  
John Rector  
Larry Sanders

DRAFT

# DRAFT

## Committee Reports:

FESHA Board of Directors: July 10, 2006

***BUILDING CONTROL COMMITTEE*** – Bob Altizer

Work has been completed on the following houses except primary landscaping and partial refund of construction deposit money has been returned: Lot 669 – (Dillon), and Lot 612 - (Thompson).

Lot 513 – (Filiatreau) have moved into the house. The issue of a front swale and culvert still unresolved.

Lot 674 – (Diamond Builders). Building has begun. Foundation poured.

Lot 724 – (Wilson) home completed

Lot 829 – ( Davenport) Davenports have accepted the house and moved in. Landscaping yet to be completed.

Lot 858 – (Webber) have moved into the home. Landscaping yet to be completed.

Lot 962 - (Koger) Landscaping still to be completed.

Lot 824 – (McGuiness) has closed on the house and has moved in. Primary landscaping has not complete

Lot 832 – (Cummins) have accepted the house and moved in. Primary landscaping yet to be completed

Lot 883/884 – (Simzisko) Issue of the roof has been settled.

Lot 848 – Foundation poured on May 1, 2006. Framing underway.

FESHA Board of Directors: July 10, 2006

***CLUBHOUSE*** – Chuck Molzon

### 1. GENERAL ACTIVITY

- a. Normal activity for June, although more than normal rentals
- b. Clubhouse Rentals – Five rentals in month putting us ahead of budget. For the most part Clubhouse well cleaned after rentals. Noticed some doors not double locked.

### 2. FINANCIAL ACTIVITY

- a. Clubhouse rental income of \$375.
- b. Utility costs continue under budget.
- c. Received a comment that air conditioner was not properly cooling. Will closely monitor, but getting closer to time to overhaul or replace at least one unit.

### 3. INTERIM ACTIONS

None

### 4. UPCOMING PROJECTS

- a. Materials purchased to build false wall in basement.

DRAFT

# DRAFT

- b. Letters requesting bids for repair of exterior of Clubhouse have been sent out. Received one preliminary verbal quote for approximately \$9000.

FESHA Board of Directors: July 10, 2006  
**COMMUNICATIONS** – Daymon Brodhacker

The summer edition of Fox Tales should be printed and delivered within the second week of July. Would like to get Fall issue of FoxTales out by September 15<sup>th</sup> (to return to scheduled quarterly distribution). Need all inputs by 15<sup>th</sup> of August.

FESHA Board of Directors: July 10, 2006  
**DRAINAGE COMMITTEE** - Mark Dice

No report submitted prior to meeting.

FESHA Board of Directors: July 10, 2006  
**POOL & TENNIS COURTS** - Bruce Kohl

### **Pool/Tennis**

Vandalism 2 times during the month of June. The Sheriff's department was notified each time. Damage report with pictures and estimated losses turned in to insurance company, awaiting response. No response to posted \$100 reward.

Sheriff's department feels sure they know who is involved but have not been able to obtain enough evidence to arrest.

.

FESHA Board of Directors: July 10, 2006  
**ROADS, LAKES & COMMON AREAS** - Bruce Kohl

### **Roads/Lakes/Common Areas**

RFP for road work completed and has been mailed.

I received plans requesting placement of a drain pipe to replace a ditch at Pauline Zloty's residence, 2385 Sunderland. Recommend approval. Daymon has approved

FESHA Board of Directors: July 10, 2006  
**SAFETY** – Daymon Brodhacker

# DRAFT

# DRAFT

Despite the observing actions of some Board members, more vandalism events at the pool took place during the month and should cause discussion about potential actions that could be taken to address it. One potential action would be to identify, purchase and place video cameras and a recording unit.

FESHA Board of Directors: July 10, 2006

**SOCIAL COMMITTEE** – Michele Huelster (Liaison – Chuck Molzon)

## 1. GENERAL ACTIVITY

- a. June 10 – Foxcliff Annual Garage Sale. Several families in the neighborhood participated in the garage sale. I went to 5 of the sales and in general everyone was happy about the turnout despite the cool weather and some rain. I did receive several suggestions for next year.
  1. Have the sale on both Fri. and Sat.
  2. Have another sale in the fall
  3. Have a neighborhood only pre-view shopping night.
  4. Families having a sale RSVP to Social Committee and we provide directions to the homes having sales.
- b. School's Out Party. The School's Out Party was cancelled because it was to take place before the North opened their pool and it was felt we would need to include their kids. We didn't feel we would have the funds to do this. We are planning a Back to School Party to replace this event.

## 2. FINANCIAL ACTIVITY

- a. Garage Sale: Budget - \$25.00 Spend – 0 Under – \$25.00 It was the North's turn to pay for the ad in the paper so we didn't use the allotted amount. We would like to use the 25.00 if we decide to have another garage sale in the fall.
- b. School's Out Party : Budget – \$200.00 Spent – 0 Under – \$200.00. Party cancelled. We would like to use the money budgeted for the Back To School Party. See below August 18<sup>th</sup>.
- c. Total for June: Budget - \$225.00 Spent – 0 Under – \$225.00. Total for Year: Under budget – \$340.65

## 3. INTERIM COMMITTEE ACTIONS

- a. June 15 We had our monthly meeting and planned the upcoming Tea party and Family BBQ.
- b. July 6, 1:00 PM Social Committee Meeting
- c. August 3, 1:00 PM Social Committee Meeting planned

## 4. UPCOMING EVENTS

- a. Me and My Doll Tea Party: **Postponed** until cooler weather
- b. July 16<sup>th</sup> Family BBQ: Budget approved.
- c. August 16<sup>th</sup> Ladies Luncheon: **Budget \$75.00 – Needs approval.**
- d. August 18<sup>th</sup> Last Blast Party **Social Committee asking board to approve spending the \$200.00 not used for the School's Out Party for this event.**

FESHA Board of Directors: July 10, 2006

DRAFT

# DRAFT

## ***AD HOC COMMITTEES***

I. SINGLE GARBAGE SERVICE – John Mayberry / Chuck Molzon  
Association Office / Clubhouse is transitioning to Ray's Trash Service.

II. COVENANTS – Bob Altizer  
No activity to report.

FESHA Board of Directors: July 10, 2006

## ***ASSOCIATION MANAGER'S REPORT-*** Carolyn Holland / Chuck Molzon

### I. GENERAL ACTIVITY

- a. Met with Paul Thomas on Audit.
- b. Collection of Association Dues
- c. Letters to residents regarding building sites.
- d. Unsightly lot letters mailed to several residents.
- e. Worked with Insurance Company on filing claim for pool vandalism.
- f. Several clubhouse rentals.
- g. Prepared and mailed RFP for roadwork.

### II. FINANCIAL ACTIVITY

- a. Currently tracking slightly under budget for paid Association Office Manager hours. Comp time hours reduced to less than 10 hours. Will further reduce hours (growth of hours) by using budgeted time for bank deposits and trips to County offices.
- b. Tracking well on office supplies. Higher than anticipated expenses for paper, more flyers for communications / social events.
- c. Tracking well on all utility expenses. Electric level bill reduced from initial budget, should build slight surplus.
- d. Purchased copy of DreamWeaver to maintain web site.

### III. INTERIM ACTIONS

- a. None

### IV. OTHER NEWS/GENERAL INFORMATION

- a. Worked with Rod Bray on Delinquencies.
- b. Worked with Title Companies on Letters for Closings.

DRAFT