

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 12, 2006**

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

ABSENT: **Daymon Brodhacker**

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

Guest	Bonnie Kohl Michele Huelster Kurt & Cindy Vogel Rosemary Altizer	John Mayberry Terry Harris Ken Dalton Bill Spina
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Chuck Molzon called meeting to order at 7:05 p.m.

Agenda –Bob Altizer requested that “Building Control Committee makeup” be added as item “B” under old business. Chuck Molzon requested that “Keyless Lock” be added as item “G” under New Business and “Associate Memberships” be added as item “H” under new business. Bob Altizer requested that “Reward” be added as item “I” under new business. Bob Altizer requested that the Spina’s plans for lot 674 be added under Building Control.

Minutes – May 2006 Meeting – Chuck Molzon requested that the names of the responsible party for each committee be added to the committee reports and a correction to the spelling of his name on the action item list. Bob Altizer made motion and Bruce Kohl seconded to approve minutes as corrected. Motion carried.

Executive Meeting Minutes – Bob Altizer made motion and Mark Dice seconded to approve minutes of May 8, 2006, executive meeting. Motion carried.

Communications and Announcements – Chuck Molzon communicated that the pool had been vandalized. He congratulated the garden club on the nice job of landscaping around the clubhouse.

Committee Reports – See attached for detail.

Building Control – Bob Altizer reported that he had met with Joe Dillon and has worked out an agreement to use remaining building bond monies to remedy situations on his building sites, should it become necessary. Bob asked Carolyn to send Mr. Dillon an unsightly lot letter regarding mowing his spec home site. Bill Spina brought in a new set of plans for lot 674 changing the garage.

Common Areas – Bruce Kohl discussed painting the east entry sign to match the sign in front of the clubhouse. Mark Dice made motion and Bob Altizer seconded to approve \$100 to purchase paint. Motion carried.

Communications – Chuck Molzon discussed the need to purchase software to maintain our website and to do our newsletter. Bob Altizer made a motion to purchase software. After some discussion, motion died. Bob Altizer made a motion to purchase Dreamweaver software to maintain website at a cost of \$425. Mark Dice seconded. Motion carried 3-1 with Bruce Kohl abstaining.

Roads and Lakes – Board discussed the RFP for the remaining roadwork and to decide on dates for contract to be returned and work done. Carolyn will make necessary changes to RFP and Bruce will furnish a map to attach indicating work sites. Bruce Kohl requested Carolyn send to the list of previous bidders.

Social Committee – Michelle Huelster requested \$600 for the annual Bar-B-Que. Bob made motion and Bruce Kohl seconded to spend \$600 for this event. Motion carried.

Legal – Rod Bray updated Board on delinquent accounts, stating he had written collection letters on most delinquent accounts.

New Business:

Browning-Day Contract – Board discussed the Browning Day contract for the entryway project. After discussion, Mark Dice made a motion and Bob Altizer seconded to opt out of the remaining contract. Motion carried.

Approval of Expenditures – Board discussed expenditures for plants, landscape blocks, pool phone and dirt and mulch. Mark Dice made motion to approve invoices as submitted. Bob Altizer seconded. Motion carried.

Keyless Lock – Chuck Molzon stated he had met with a company regarding keyless lock for the clubhouse. He will get additional estimates and report back to the Board.

Associate Memberships – Board discussed who should be allowed to purchase associate memberships to the pool, tennis courts and clubhouse. It was agreed to leave it as it has been in the past, to only the Foxcliff Green Condo Association members and persons living in Woodland Pointe.

Reward – Board discussed the recent pool vandalism and if a reward should be offered to assist in arresting the vandals. Bob Altizer made a motion and Bruce Kohl seconded to offer a \$100 reward for information leading to arrest and conviction of the persons who vandalized the pool. Motion carried.

Adjourn – Bob made motion and Bruce seconded to adjourn meeting at 9:45 p.m. Motion carried.

Committee Reports:

FESHA Board of Directors: June 12, 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 724 – (Wilson) interior work underway

Lot 829 – (Davenport) interior work underway

Lot 858 – (Webber) have moved into the home. Landscaping still to be done.

Lot 861 – (Diamond Builders). House completed and sold. New owners moved in. Deposit returned.

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

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

Lot 832 – (Cummins) has closed on the house. Primary landscaping not complete.

Lot 883/884 – (Simzisko) Awaiting reply from owner regarding roof issue.

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

Deposit money returned to Howell, Lopez, Crowder, Kindler, Spina (lot 862) and Laux. At this date, we have 8 houses nearing completion and 1 new start. Within 3 or 4 weeks, 4 of the 8 should be completed.

FESHA Board of Directors: June 12, 2006

CLUBHOUSE – Chuck Molzon

1. GENERAL ACTIVITY

- a. Continued with normal activity for May. Cleaning service continues exactly on budget. Windows recently cleaned.
- b. Social activities at Clubhouse included DVD / CD / Book Exchange.
- c. Clubhouse Rentals – Only one rental in May but still ahead of projected number for year. Several rentals planned for June, should bring us further ahead of budget numbers.
- d. Wall socket plugs purchased and installed. Still searching for child gate for top of stairs that will be easy to install/remove but still effective.
- e. Contacted several individuals for estimates for repair of deteriorating siding on Clubhouse. No responses to date.

2. FINANCIAL ACTIVITY

- a. Clubhouse rental income of \$75.
- b. Utility costs under budget.
- c. Board authorized payment for deck sealing. Mr. Bob Young donated labor. Many thanks to Bob for his generosity.

3. INTERIM ACTIONS

None

4. UPCOMING PROJECTS

- a. Materials priced to build false wall in basement to cover water discoloration at base of stairs. Should be able to complete project in June or July
- b. Due to daughter's graduation from college, unable to solicit bids for exterior waterproofing of Clubhouse. Will solicit bids in June (probably as a 2007 expense.)

FESHA Board of Directors: June 12, 2006

COMMON AREAS - Bruce Kohl

The dirt, mulch and plantings have been placed at the clubhouse and both entrances. This work is now considered complete. Many thanks need to go to the 2006 Garden Group volunteers – Cindy Vogel, Bonnie Kohl, Kurt Vogel, Lori Engle, Teresa Harris, Maria Harris, Cerasela Harris, Andrea & Hannah Jeanette, Zach Kohl and Jerry Byle.

FESHA Board of Directors: June 12, 2006

COMMUNICATIONS – Daymon Brodhacker

Action on purchase of software may be needed.

FESHA Board of Directors: June 12, 2006

DRAINAGE COMMITTEE - Mark Dice

The committee has received an updated quote and scope of work from Eco Systems with respect to the neighborhood's drainage issues. A scope of work for repairing and improving the drainage areas near Elliotts' home has been prepared.

There is a drainage committee meeting scheduled for 6/13/06 at 7 pm to discuss the above items specifically and determine the next steps to be taken.

FESHA Board of Directors: June 12, 2006

POOL & TENNIS COURTS - Bruce Kohl

Pool

Everyone is aware of the vandalism that occurred on June 8, 2006.

Utilization is up due to the North pool not being open. I have advised IPM that the North pool is not yet open and I do not know when/if it will open. I told them to let us know if increased usage would have any impact on our costs.

Ice sales are extremely brisk. We have had to re-stock the freezer 3 times already.

Tennis Courts

Nothing to report other than we continue to notice usage of the tennis courts for unapproved activities such as rollerblading.

I have also noticed that the cracks are getting larger, so a repair will be in our future, as expected.

FESHA Board of Directors: June 12, 2006

ROADS & LAKES - Bruce Kohl

Roads

I have communicated with Paul Myers re: the preparation of an RFP for the remaining road work that was requested at the April board meeting. We should have something that can be presented within a week or two.

Lakes

Alternate access has been identified and secured to allow treatment of the lake behind lot 829. The golf course has agreed to allow crossing near the 13th tee using an access area they now use for dumping brush. This will also allow access for mowing the dam of that lake. I informed Mark Fletcher of this change.

Thanks to Stan Sadler for volunteering to take over for Greg Bires who is planning to move from the neighborhood. Stan will be assisted by Mike Shipman.

ASAP has treated the lake and its condition is much improved.

Regarding the fish kill, I was told by Greg Bires and Stan Sadler that the fish kill was due to a combination of many conditions coming together at the same time, creating a stressful situation for the fish. This may have been triggered by the treatment, but was not a direct result of the treatment. Both gentlemen indicated they had talked to various lake professionals and officials from the State of Indiana to confirm this assessment. They both indicated there may have been some runoff into the large lake that could have also been a contributor, but the condition appears to have normalized. At this point no additional action is planned.

FESHA Board of Directors: June 12, 2006

SAFETY – Daymon Brodhacker

No report submitted.

FESHA Board of Directors: June 12, 2006

SOCIAL COMMITTEE – Michele Huelster (Liaison – Chuck Molzon)

1. GENERAL ACTIVITY

- a. May 20 - Book, DVD, CD, etc. "Give and Take." We had several people bring books etc. to this event. We set up 6 tables full, mostly books. Only about 10 people came to the "Take" part on Sat. The tables were left up Mon, Tues, and Wed. during office hours and from 5 to 7:30 PM Mon. Carolyn noticed people coming in Mon. during office hours and so we continued to do this. It was noticeable that more items were taken. On Monday night only a couple of people came. The weather was very nice after so much rain so people may have just wanted to be outside on the scheduled event day.
- b. May 24 – Ladies Luncheon Road Trip. We went to Ann's Restaurant in Franklin, IN. Six of us went and we had a nice area upstairs to ourselves. It is a small diner type restaurant. The food was very good; comfort food, sandwiches, soup etc. Prices were really reasonable. Desserts were especially priced well. For example cherry cobbler with a large scoop of ice cream, was \$2. It was a nice drive and we agreed we would like to go again in the future.

2. FINANCIAL ACTIVITY

- a. Book, DVD, CD, etc: Budget - \$50.00 Spent – 0 Under – 50.00 We decided people who came to look at books etc. would probably not stay very long and so therefore we just put out soft drinks and cups that we already had from previous events.
 - b. Ladies Luncheon Road Trip: Budget - \$25.00 Spent – 22.04 Under – 2.96
 - c. Total for May: Budget - \$75.00 Spent – 22.04 Under – 52.96
- Total for Year: Under Budget – 115.65

3. INTERIM COMMITTEE ACTIONS

- a. May 17 – We had our monthly meeting and planned the upcoming School's Out Party and Garage Sale.
- b. June 14th, 1:00 PM Social Committee Meeting planned

4. UPCOMING EVENTS

- a. School's Out Party: **Cancelled** - We cancelled this because the North's pool is not being opened on schedule. We would have to include the kids from the North and our funds would not support this.
- b. June 10th – Annual Foxcliff N. and S. Garage Sale – Budget approved
- c. July 16th – Foxcliff South Family Bar-B-Que: **Budget \$600 – Needs approval**
- d. July TBD - Me and My Doll Tea Party: Budget - \$0

FESHA Board of Directors: June 12, 2006

AD HOC COMMITTEES

I. SINGLE GARBAGE SERVICE – John Mayberry / Chuck Molzon

Ray's Trash Service is preparing a flyer to be inserted into next issue of FoxTales explaining their services and prices.

II. COVENANTS – Bob Altizer
No activity to report.

FESHA Board of Directors: June 12, 2006

ASSOCIATION MANAGER'S REPORT- Carolyn Holland / Chuck Molzon

I. GENERAL ACTIVITY

- a. Coordinated information for Audit.
- b. Collection of Association Dues

II. FINANCIAL ACTIVITY

- a. Currently tracking close to budget for paid Association Office Manager hours. Under hours for Board meetings.
- b. Comp time hours have grown slightly in preparation for bi-annual financial audit. To further control comp time, we will close the office 30 minutes early for bank deposits and similar errands requiring travel to Martinsville/Morgan County offices.
- c. Other office expenses also tracking very close to budget. Total expenditures to date above budget due to earlier than anticipated purchase of computer.
- d. Over budget for water charges, anticipate refund of first 100,000 gallons of water for pool. Should come back on budget.
- e. Received bill for insurance premium. Noted discrepancy in bill, coordinated with Mayfield Insurance to correct bill. Premium reduced approximately \$1250.
- f. Request approval to purchase copies of desk-top publisher program (PageMaker) and website maintenance program (DreamWeaver).

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.
- c. Setup files for 2006/Purge previous years.
- d. Worked on updating info for 2006 Directory
- e. Paid Property Taxes