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**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
November 13, 2006**

OFFICERS/MEMBERS PRESENT: Daymon Brodhacker
Bob Altizer
Bruce Kohl

ASSOCIATION MANAGER: Carolyn Holland
LEGAL COUNCIL: Rod Bray

Guests: Mike & Lori Engle David & Michelle Huelster
Bonnie Kohl Kurt Vogel
Doug Garrison John Mayberry
Jim Rose Gary Henselmeier
Jim McFarland Naomia Selke

Daymon Brodhacker called meeting to order at 7:00 p.m.

Agenda – Bob Altizer requested that surveillance cameras be added as item b-1 under communications and announcements, and that the RFP for mowing be added as item H under new business.

Minutes – October 9, 2006 – Bruce Kohl made motion and Bob Altizer seconded to approve minutes as written. Motion carried.

Minutes – November 2, 2006 Special Meeting Draft Budget– Bob Altizer made motion and Bruce Kohl seconded to approve minutes as written. Motion carried.

Minutes – November 7, 2006 Special Meeting-Litigation – Bruce Kohl made motion and Bob Altizer seconded to approve minutes as written. Motion carried.

Communications and Announcements – Board discussed the pool vandalism and the need to install cameras at the pool area. Bob Altizer will check on cameras and report at next meeting.

Committee Reports: See Attached

Clubhouse – In Chuck Molzon's absence, Daymon Brodhacker read a request for a computer desk for the conference room. Board tabled until next meeting. Daymon Brodhacker read another request from Mr. Molzon for approval to purchase a 20-gauge steel drop box to be used for letters, dues, return of clubhouse keys and ballots, etc. The cost would be less than \$150. Bruce Kohl made motion to purchase drop box, and Bob Altizer seconded. Motion

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carried. Board discussed the bids to have the clubhouse carpet cleaned. It was determined that Carolyn would get a certificate of insurance and references from All Colors Carpet before any decision would be made.

Financial – In Mark Dice’s absence, Daymon Brodhacker went over the financial statement.

New Business

- A- Bob Altizer noted that he had received a majority of ayes to approve Jim Rose as the fifth member of the Building Control.
- B- Carolyn stated that she had contacted the persons that had been notified of the upcoming availability of rental office space and that there were three persons possibly interested. She indicated that the deadline for consideration was December 1, 2006.
- C- Bob Altizer announced that the snowplowing contract had been awarded to Mark Fletcher. It was agreed that Bruce Kohl would be first point of contact and Daymon Brodhacker would be second point of contact. Contract will be completed and signed.
- D- Board decided to advertise and send RFP for cleaning bids.
- E- Tree Removal Complaint – After some discussion, board decided they did not want to join homeowner in filing criminal complaint against person removing trees from common area. Chuck Molzon will write individuals.
- F- After some discussion regarding the purchase of a new copier, it was decided that more information was needed before a decision could be made.
- G- Seeing that Mr. Dice was not present to answer questions with regard to the 2007 draft budget, it was determined that a special meeting would be set for Monday, November 27th at 7 p.m. at the clubhouse, if date and time worked for Mr. Dice. A notice will be forwarded to the community along with sending an e-mail and the draft budget would be placed on the website for review prior to the meeting.
- H- It was decided that an RFP would be sent to last year’s bidders of the landscaping contract.

Membership Comments-Questions – Mike Engle presented board members with a written complaint regarding the drainage issue on Sunderland Drive encompassing lots 667-672. This complaint will be forwarded to Mark Dice for follow-up.

Adjourn – Bob Altizer made a motion and Bruce Kohl seconded to adjourn meeting at 8:45 p.m. Motion carried.

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FESHA Board of Directors: November 13, 2006

CLUBHOUSE – Chuck Molzon

1. GENERAL ACTIVITY
 - a. Normal activity for October
 - b. Clubhouse Rentals – One rental, still tracking above budget (more income) than projected
2. FINANCIAL ACTIVITY
 - a. Clubhouse rental income of \$75.
 - b. Total utility costs projected to be slightly over budget for year, primarily due to trash removal and gas service.
3. INTERIM ACTIONS
None
4. UPCOMING PROJECTS
 - a. Minor cost for replacement light bulbs and other expendables (projected under budget for year.)
 - b. Upstairs and downstairs carpets should probably be cleaned prior to holiday season. We received two bids, need Board action to approve a bid and get work completed before busy Christmas rental activity. Cost to be paid under miscellaneous repairs (line item 5030.)
 - c. REQUEST / ACTION: Looking for donation or purchase of small computer desk for conference room. Approval for purchase from Staples or Office Depot less than \$150. Cost to be paid under Miscellaneous (All Other Expenses – Line Item 5190.)
 - d. REQUEST/ ACTION: Approval to purchase a 20-gauge steel drop box for keys, ballot envelopes, letters, etc. Cost less than \$150. Cost to be paid under Miscellaneous (All Other Expenses – Line Item 5190.)
 - e. REQUEST: Board advise date for decorating Clubhouse for holiday season. .

FESHA Board of Directors: November 13, 2006

SOCIAL COMMITTEE – Michele Huelster (Liaison – Chuck Molzon)

1. GENERAL ACTIVITY
 - a. Oct. 11 - Ladies Road Trip Lunch. Six ladies went to Grazie Italian Restaurant on the Square in Bloomington. The restaurant was very nice and we liked the food. This was the last of the Ladies Lunches for this year. Next year we are planning to start Ladies Lunch Bunch where we will go to lunch on the first Wed. of odd numbered months. We also plan to have Ladies Fri. Night Out where we will plan to go to dinner the first Fri. night of the even numbered months. We are not asking the association to fund these events.
2. FINANCIAL ACTIVITY
 - a. Ladies Road Trip Lunch: Budget - \$50.00 Spent - \$14.84 Under - \$35.16
 - b. Total for Oct. - Same as above
 - c. Total for Year - Under \$589.32
3. INTERIM COMMITTEE ACTIONS

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- a. Nov. 2, 1:00 PM Social Committee Meeting. We are planning upcoming Christmas activities.
 - b. Dec. 7, 1:00 PM Social Committee Meeting planned.
4. UPCOMING EVENTS
- a. Nov. No events planned
 - b. Dec. 9 Santa Visits Foxcliff South: Budget \$200.00 Santa fee \$75.00 - Budget approved
 - c. Dec. 15 Adult Christmas Party: Budget \$250.00 - Budget approved.
 - d. Dec. 20 Tea and Cookie Exchange: Budget \$100.00 - Budget approved

FESHA Board of Directors: November 13, 2006

AD HOC COMMITTEES

I. SINGLE GARBAGE SERVICE – John Mayberry / Chuck Molzon
No Activity to report.

II. COVENANTS – Bob Altizer
No activity to report.

FESHA Board of Directors: November 13, 2006

ASSOCIATION MANAGER'S REPORT- Carolyn Holland / Chuck Molzon

I. GENERAL ACTIVITY

- a. Collection of Association Dues
- b. Letters to residents regarding building sites.
- c. Several calls for clubhouse rentals.

II. FINANCIAL ACTIVITY

- a. Currently tracking slightly below budget for paid office hours, under budgeted hours for Board meetings. Comp time being reduced, below projected number of hours for the year. On track and plan to use all paid days off.
- b. Office expenses for supplies/operations continue slightly under budget.
- c. Under budget for monthly utilities, anticipate being slightly under budget for year.
- d. Anticipate professional fees being approximately \$1,100 over budget for the year. Unanticipated accounting fees to answer members' questions in January/February alleging improper accounting by Treasurer. Legal fees over budget for unanticipated hours to answer questions concerning demand for special meeting and to respond to allegation of criminal misconduct by the Board.
- e. REQUEST / ACTION: Approval to purchase 4-drawer lockable filing cabinet. Cost less than \$200. Funding source from Miscellaneous Office Expenses (total line item 6190, 6191, or 6192 under budget approximately \$1,000.)

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. Worked on updating filing system.

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Pool - No activity. Am trying to get in touch with IPM to review the contract for next year. I have requested this twice. Plan to visit their office next week, assuming someone will be in the office.

Tennis - Have paperwork to order the new locks. Need to get quote for materials in writing. Estimates in within approved range. Also, we will need to identify who will be the contacts that are allowed to order additional keys if/when needed. The vendor is Stanley/Best Lock on Binford Blvd in Indianapolis.

Roads - Nothing to report

Common - Am awaiting feedback from contacts re: proposed solutions for West entry pond.

Lakes - Nothing to report.

COMMITTEE REPORT – BUILDING CONTROL

1. Regarding the Fileatreau Home (Dillon builder, lot 513). As reported earlier, the house is completed and the Fileatreaus have moved in. We had a problem with the lack of a culvert under the driveway which has been installed at a cost of \$2,800 and there has been an clean –up assessment of \$33.64, leaving a balance of \$1166.36 to remove the pile of trees etc on the lot, which has been done now. I was advised today that the cost of that removal was \$1,200 which means I have overspent the deposit money by \$33.64. The front yard landscaping, which was ordered by Fileatreau is completed with an adequate swale developed. This project is closed and there is no deposit money left on account.
2. 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. This being done, the BCC will declare this project completed. There is/will be \$3327.36 of the deposit money in the account.
3. Regarding the Home on lot 858. In the annual study of lot owners, we find the lot is owned by Dillon Homes. We had reported earlier it was owned by Barbara Barnard (Dillon's mother-in-law). In any regard, the house and lot is not owned by the Webbers who have moved in, apparently with Dillon's approval. Landscaping is "almost complete" as we still have to develop a means to keep runoff from running into Gary Stipcak's yard. To date, we have assessments of \$400 (to remove silting in the pond behind Stipcak's house) and \$17.34 for a trash pick-up. We also have reimbursed the Webber's \$2,450 for some of the landscaping costs they have encountered. All this totals \$2867.34 leaving \$1,132.66. I received Board concurrence to order the swale work between that lot and Gary Stipcak's lot and to reimburse Webbers what ever is left over.
4. 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-

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- 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.
5. Regarding the McGuiness Home (Dillon builder, lot 824). The projected is completed and we have withheld \$1,000 to repair pavement damage at the cul de sac at Red Fox Court East. I asked Wallace to give me an estimate, which they never did. Wallace went ahead and did the repair advising there would be no charge for the work. We hold \$1,000 of the Dillon deposit money in our account.
 6. 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.
 7. Regarding the Mark Wilson spec house on lot 963. Work is progressing nicely, the house is framed and under roof. Exterior work is underway. There is a \$4,000 deposit on account with no assessments having been made.
 8. Regarding the Charles Black Home (Wilson builder, lot 557). Work is again progressing nicely with brickwork underway. There is \$4,000 deposit on account with no assessments having been made.
 9. Regarding the Stonebridge Spec house (McGuiness builder lot 645). Framing is completed. There is a \$4,000 deposit on account with no assessments being made.
 10. 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.
 11. 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.
 12. 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. **THERE IS A DRAINAGE PROBLEM AT THIS PROJECT THAT THE BOARD NEEDS TO ADDRESS. BASICALLY, RUNOFF COMES OFF LOT 848 TO THE BOTTOM OF THE HILL, AND ACROSS ONTO LOT 844 (JIM PEAL). MARK DICE AND I VIEWED THIS ONE DAY AFTER A RAIN**

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AND IT SEEMS THE SOLUTION IS TO BUILD A SWALE DOWN THE LEFT SIDE OF THE PEAL LOT (844) TO CHANNEL THE WATER TO THE CREEK BEHIND THE PEAL LOT. I met with Mr. Zike last week and we will have further meetings concerning the silt fence and yard plans. There is a \$4,000 deposit on this account with no assessments being made.

13. Jim Rose has began the home on lot 265. There is a \$4,000 deposit on this account with no assessments being made.
14. Jim Rose will submit revised plans for the home to be built on lot 560. There is no deposit money in this account.
15. 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.
16. 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
17. 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.

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