

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DECEMBER 10, 2007**

OFFICERS/MEMBERS PRESENT: Daymon Brodhacker
Bob Altizer
Doug Garrison

ASSOCIATION MANAGER: Carolyn Holland
LEGAL COUNCIL: Rod Bray

Guests: David Huelster Chuck Molzon
 Kurt Vogel Dawn Kush

Daymon Brodhacker called the meeting to order at 7:00 p.m., establishing a quorum.

Agenda – Doug Garrison made a motion and Bob Altizer seconded to approve agenda as written. Motion carried.

Minutes – November 12, 2007 Meeting – Bob Altizer made motion and Doug Garrison seconded to approve as written. Motion carried.

Treasurer's Report – Doug Garrison a made motion and Bob Altizer seconded to accept the Treasurer's report as provided. Motion carried.

Koger Lot #898 – Bob Altizer made a motion and Doug Garrison seconded for Rod Bray to contact Cecil Koger to consider deeding Lot 898 to FESHA. Motion carried.

Newsletter – A motion was made by Daymon Brodhacker and seconded by Bob Altizer to discontinue the current preparation and distribution schedule of the current Fox Tales and replacing it with a monthly, distributed by mail, 2-4 page Newsletter using the funds allocated for the current Newsletter. Motion defeated.

Playground – The results of the survey were presented and it was decided not to pursue.

Adjourn – Doug Garrison made a motion and Bob Altizer seconded to adjourn meeting. Motion carried.

**FESHA Board of Director: December 10, 2007
Association Manager's Report**

General Activity

- a. Received and booked clubhouse rentals.
- b. Worked with Rod Bray on Delinquencies
- c. Prepared letters to title companies for closings.
- d. Prepared checks for payment of invoices
- e. Worked on filing system
- f. Updated Website
- g. Prepared annual meeting package for printing.
- h. Worked on Newsletter items.
- i. Secured signatures on 2008 Vendor contracts.
- j. Worked with Dawn Kush on Playground survey.

Delinquency Report –We have collected all monies on all accounts with the exception of Lot 898. I am working with owners Attorney to resolve.

Company Credit Card –Mark to discuss with bank executives.

Purging Files – With the assistance of Doug Garrison, Bob Altizer and Mark Dice, I have begun to purge old association records and shred documents accordingly.

Owners of Record – Working with Courtland Title Company to update owners of record prior to year-end mailings.

December BCC Report

1. The Jim Roudebush house on lot 860 (Southampton) is progressing nicely. The exterior, except the driveway is completed and work is underway on the interior. I estimate this house will be completed in early/mid January 2008.
2. The Mitch Cameron home on lot 501 (N. Country Club Rd.) is also progressing nicely. I estimate this house will be completed on early/mid January 2008.
3. The Rex Padgett house on lot 279 (West Foxcliff Drive South) is also progressing nicely. I estimate this house will be completed in early/mid February 2008. Rex had hoped to get the house completed before he is deployed to Iraq in late December/early January but it doesn't look good for that to happen.
4. The Lance Speelmon house on lot 711 (Sunderland) is progressing somewhat slowly. I estimate this home will be completed in March 2008.
5. The Vic Spina Custom Homes (previously Diamond Builders) has just begun. The foundation is formed, the rough driveway in place with the port-a-potty on sight. I estimate this project will be completed in June/July 2008.

Two new projects have been approved. First, a double garage addition for Brandon Ingle on lot 945 (Sunderland) and second the same for Brandon's neighbor Joe Stevens. Construction has not begun on either.

Communications Report, December 2007

Daymon Brodhacker

I previously had asked for community input regarding the importance of continuing the Fox Tales on its current distribution schedule. I also had asked for preferences in regards to how community members could be more timely informed of community news. To date I have received no input.

I went on to suggest that, in our FoxTales, we could have a "Letter to the Liaison" if people would let me know if they agreed or disagreed that that should be available for people to voice their responses/comments to FoxTales articles or community issues or concerns. Again, to date I have received no input.

Informing the members of this community of what is going on within this community is one of the most important services provided by the Board of Directors. I would like the Board of Directors to consider discussing the following proposal:

I, Daymon Brodhacker, propose the discontinuation of the current preparation and distribution schedule of the current Fox Tales and replacing it with a monthly, distributed by mail, 2-4 Page Newsletter using the funds allocated for the current Newsletter.

Seconded by _____

Roads Report, December 2007

There is no Roads Report other than to say that Mark Fletcher is prepared to address our snow removal needs as provided for in his contract.

FOXCLIFF SOUTH CASE REVIEW

December 4, 2007

LEGAL ISSUES

Engle/Vogel

The Assoc. was victorious in the lawsuit, but the plaintiffs have appealed. The Clerk filed its transcript with the Court of Appeals as required on May 21. We have filed our brief and are awaiting a ruling from the Appellate Court.

COLLECTIONS 2006

Lot #517, 717, 906, &907 **Amount owed: \$1,952.00 (\$488.00 ea lot)** We have judgment of \$2,272.00. A hearing was held on Dec. 4, 2007. Dean failed to appear. The court has issued a body attachment for him.

COLLECTIONS 2007

lot 521

\$554.95

Payments are being made. No additional payments have been made since last month. The balance is \$104.95. I am trying to get the remaining amounts collected.

	<u>Current Month</u>		<u>Year to Date</u>		<u>Annual Budget</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	
Total Revenues	\$858	\$1,383	\$197,473	\$192,819	\$193,702
Clubhouse Facilities	1,134	1,139	17,076	13,383	14,622
Newsletter	-	-	2,312	2,800	3,500
Swimming Pool/Tennis Courts	360	-	31,625	33,922	33,922
Roads/Lakes/Common Areas	1,787	1,850	44,275	41,842	43,692
Social Committee	14	100	1,892	2,400	3,000
Office Expense	1,686	1,737	20,287	20,283	22,150
Professional Fees	2,325	10	8,257	7,665	7,945
Insurance	-	-	7,799	9,182	9,182
Taxes	3,935	4,006	8,086	9,813	10,413
Total Expenses	<u>11,241</u>	<u>8,842</u>	<u>141,609</u>	<u>141,290</u>	<u>148,426</u>
Net Income	<u>-\$10,383</u>	<u>-\$7,459</u>	<u>\$55,864</u>	<u>\$51,529</u>	<u>\$45,277</u>

	<u>11/30/07</u>	<u>10/31/07</u>	<u>12/31/06</u>
CASH ON HAND			
Designated	\$155,938	\$155,529	\$151,888
Undesignated	93,165	102,502	40,894
Total	<u>\$249,103</u>	<u>\$258,031</u>	<u>\$192,782</u>

AI #	Date	Action to be addressed	Due Date	OPR	Action / Date Complete
01.08.01	8-Jan-07	Revitalize Neighborhood Watch program	8-Mar	Garrison	Update 1/14/08
05.14.01	14-May-07	Rewrite Restrictions	3-Mar	Altizer	
05.14.03	14-May-07	Review/develop plan for street signs	11-Jun	Dice	Update 1/14/08
07.09.01	9-Jul-07	Recommendation on trapping lake varmits	13-Aug	Dice	Update 1/14/08
09.10.01	10-Sep-07	Mailbox Proposal	8-Oct	Altizer	Update 1/14/08
10.08.01	8-Oct-07	Consolidating Bank Accounts	12-Nov	Dice	Update 1/14/08
10.08.02	8-Oct-07	FESHA Credit Card	12-Nov	Dice	Update 1/14/08
10.08.03	8-Oct-07	Clubhouse Outside Water Faucet	12-Nov	Kohl	Update 1/14/08
11.12.01	12-Nov-07	Board Policy regarding Audits	10-Dec	Dice	Update 1/14/08
11.12.02	12-Nov-07	Estimate for Eaves on Clubhouse	10-Dec	Kohl	Update 1/14/08
11.12.03	12-Nov-07	Retention of Records	10-Dec		
11.12.04	12-Nov-07	Operating Policy 07-03	10-Dec	Altizer	Update 1/14/08