

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
January 8, 2007**

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

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

**Guests:**      **Mike & Lori Engle**            **David & Michelle Huelster**  
                  **Kurt & Cindy Vogel**            **Larry Cordray**  
                  **Bonnie Kohl**

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

**Agenda** – Bob Altizer requested that discussion regarding the return of building bond monies on Darrell Zike and Cecil Koger be added as item C-1 and C-2 under new business. Also, “Acting Secretary” be added as item “I” under new business.

**Minutes – December 11, 2006** – Bob Altizer made motion and Daymon Brodhacker seconded to approve the minutes as written. Motion carried.

**Communications and Announcements** – Chuck Molzon thanked the social committee for the nice job they did on decorating and hosting Christmas events.

**Committee Reports** – See attached reports

**Communications** – Daymon Brodhacker reported that the new copier had been purchased. Carolyn Holland stated that we could purchase a two-year extended warranty for \$129. Daymon Brodhacker made motion and Bob Altizer seconded to purchase extended warranty. Motion carried.

**Roads, Lakes and Common Areas** – Chuck Molzon reported that we had received a revised lake contract with less cost to the association. Officers will sign and return.

**Safety Committee** – Daymon Brodhacker reported that someone had driven through the lots on the corner of Norwich and Southampton and that there had been some vandalism to the west entryway sign. Daymon Brodhacker will contact Chris Read with regard to revitalizing the Crime Watch program.

**Social Committee** – Daymon Brodhacker made a motion to approve \$50 for refreshments for the annual meeting. Bob Altizer seconded. Motion carried.

**Financial Report** - Carolyn reported that she had spoken with the auditor and he had stated that if we could get documentation to him this week he could have audit to us prior to annual meeting. Carolyn will work with Mark on collecting and delivering information to Donovan and Thomas this week.

**Legal** – Rod Bray updated board on collection of delinquent accounts. He, again, 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.

**New Business:**

- A. **Revise Operating Policy 06-06** – This item was approved via e-mail correspondence with all members voting aye.  
**A-1-Acting Secretary** – Bob Altizer stated that he would be out of town from February 4 through March 3, 2007, and made a motion that Daymon Brodhacker serve as Acting Secretary during that time. Daymon Brodhacker seconded. Motion carried.
- B. **Lake Treatment Contract – See Above Roads Report.**
- C. **Office Lease Sign** – Bob Altizer reported that Art Brill had made a request to lease sign space on the clubhouse sign until a new tenant was in place. After some discussion board agreed that this was not in the best interest of the association. Bob Altizer will contact Art Brill with decision.  
**C-1 – Darrell Zike Building Bond** – Bob Altizer made a motion and Daymon Brodhacker seconded to return Darrell Zike’s ( Lot 848) building bond. Motion carried.  
**C-2 – Cecil Koger Building Bond** – Bob Altizer made a motion and Daymon Brodhacker seconded to return Cecil Koger’s (Lot 962) building bond. Motion carried.
- D. **Purchase of Office Chairs** – Chuck Molzon reported that when our tenant moved out he took the chairs that he had lent the association for use in the association office. Bob Altizer made a motion and Daymon Brodhacker seconded to purchase two chairs for the association office. Motion carried.
- E. **Purchase of Internet Security Software** – After some discussion, it was decided that Chuck would purchase Zone-Alarm software.
- F. **Resident “Free” Rental of Clubhouse Policy/Contract** - After some discussion it was agreed that Carolyn would make some revisions in the existing contract and forward to Board for their input. It was further agreed that members would furnish trash bags and remove their trash from the premises.
- G. **Repair/Refurbishment of West Entryway Sign** - Bruce Kohl to get cost of replacing sign.
- H. **Eco-Systems Proposal** – This item tabled until March meeting.

As there was no further business meeting adjourned at 8:10 p.m.

FESHA Board of Directors: January 8, 2007

***POOL & TENNIS COURTS*** - Bruce Kohl

I pulled the tennis court nets in for the winter.

I unpacked the new pool furniture (loungers). The umbrellas were already inside.

I noticed that two of the fence sections used to delimit the eating area in the pool from the pool deck have been vandalized. I presume this must have occurred during a rental, but do not know for a fact. In any case, some of these have been broken and repaired at least twice before. It appears to me that these are not strong enough to endure the treatment they are receiving. As a result, we should look into a stronger alternative in the Spring.

I again requested the copies of the IPM contracts be sent to us. I have yet to see anything or be advised they have been received. I stopped at their office last Friday and it was locked.

FESHA Board of Directors: January 8, 2007

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***RLC***- Bruce Kohl

You all should have gotten the updated ASAP contract that I received via email.

FESHA Board of Directors: January 8, 2007

**OFFICE MANAGEMENT**-- Carolyn Holland / Chuck Molzon

**I. GENERAL ACTIVITY**

- a. Prepared & Mailed Association Dues Statements and accompanying documents.
- b. Prepared annual billings for Advertising Customers
- c. Several calls for clubhouse rentals.
- d. Input 2007 budget into Quickbooks.

**II. FINANCIAL ACTIVITY**

- a. Ended year under budget for paid office hours – fewer paid comp time and fewer paid hours for Board meetings that budgeted.
- b. Printing costs for Directory and FoxTales above budget for year, but significant saving on postage due to volunteers delivering both.
- c. Financial report shows over budget for utilities, but includes thirteen payments.
- d. Professional fees well over budget for the year. Unanticipated accounting fees to answer members' questions in January/February alleging improper accounting by Treasurer (approximately \$600.). Legal fees over budget for unanticipated hours to answer questions concerning demand for special meeting and to response to allegation of criminal misconduct by the Board (approximately \$800.) These legal fees would have been much higher if not covered by Association insurance.

**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

FESHA Board of Directors: January 8, 2007

**CLUBHOUSE REPORT** - *Chuck Molzon*

I. GENERAL ACTIVITY

- a. Several social activities as noted in Social Committee report.
- b. Office cleaning contract for 2007 approved and signed.
- c. David Huelster is trying to fix the coffee table. If unsuccessful, suggest that we purchase new table and matching end tables.

II. FINANCIAL ACTIVITY

- a. Utility cost show over budget, but includes a total of 13 payments, for both electric and gas.
- b. Three Clubhouse rentals in December putting us well above projected income for the year.

III. INTERIM ACTIONS

None

IV. OTHER NEWS/GENERAL INFORMATION

- a. Awaiting replies to RFP for installation of keyless entry system.
- b. Awaiting replies to RFP for repair of gable ends to Clubhouse.
- c. Still no offers to lease Clubhouse rental office. Require Board approval to advertise for leasing in local paper to "white collar" lessees.
- d. Damage to pool eating area fence noted. Must be repaired before start of pool season. REQUEST approval to use unspent 2006 Clubhouse repair money (Line item 5030 - \$683 of \$2320 spent) for black metal fencing six feet tall.

FESHA Board of Directors: January 8, 2007

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

I. GENERAL ACTIVITY

- a. The following homes are completed and deposit monies are being withheld pending return to Dillon Homes:
  1. Davenport home (lot 829) - \$3,327 held on account plus \$50 to repair drive-off on lot 826.
  2. Cummins home (lot 832) - \$200 retained to repair drive-off on lot 818
  3. McGuinness home (lot 824) - \$1,000 held on account
  4. Koger house (lot 962) - \$4,000 held on account. Koger has stated Dillon forfeited the deposit money to him and Dillon has twice confirmed that (9/18 and 9/29/06)
- b. The Mark Wilson spec house on lot 963 is progressing nicely. Exterior of the house is completed and work continues in the interior - \$4,000 deposit money held on account.
- c. The Charles Black home on lot 557 is progressing nicely also. Exterior is completed and work continues on the interior - \$4,000 deposit money held on account.
- d. The Stonebridge spec house on lot 645 is progressing nicely. Exterior is completed and work continues on the interior - \$4,000 deposit money held on account.
- e. The Diamond Builders spec house on lot 674 is nearly completed. Some interior work remains - \$4,000 deposit money held on account
- f. The Diamond Builders spec house on lot 867 is being framed - \$4,000 deposit money held on account.
- g. The Zike home on lot 848 is completed and the Zike's have moved in.
- h. The Jim Rose spec house on lot 265 is progressing nicely. The house is framed and is under roof (black paper) - \$4,000 deposit money held on account.

Summary of monies held on account – subject to return to builder \$36,327 – being held to repair damages \$250

FESHA Board of Directors: January 8, 2007

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

## **I. GENERAL ACTIVITY**

- a. Dec. 9 – Christmas Open House and Santa Visits Foxcliff South. 27 children plus parents and grandparents attended the Open House/Santa visit. I do not know if any one came without kids to the Open House but I am doubtful. Kurt Vogel did a great job as Santa and David Huelster took pictures which were e-mailed to the families. We served pie, cookies, and brownies with coffee, milk, and soft drinks. Gift bags were given with coloring books, play dough, candy canes and balloon balls. Left over toys were donated to Toys for Tots here in Martinsville. We also had a Christmas tree ornament craft that the children decorated and then took home.
- b. Dec. 15 – Adult Christmas Party. Around 30 people attended the Christmas Party. We served several kinds of appetizers along with soft drinks. Beer and wine were provided by the Social Committee and we had a donation jar. There were two designated drivers available. We had gift baskets and tickets to the Indpls. Symphony, that Olga Wutsch arranged to be donated, for raffle prizes. Christmas music was played and the clubhouse looked festive with the tree, lights, and other decorations up.
- c. Dec. 21 – Christmas Tea and Cookie Exchange. 12 of us attended the Cookie Exchange. We moved it to Thurs. night since the children were still in school and we couldn't have it during the day. We had door prizes for each age group and one for the ladies. The cookies were all different and we had a good time visiting, sharing recipes, and then we all took a box of mixed cookies home.
- d. Foxcliff South donated \$200 to the Manna Mission. This was the money I got when I took the books from the book exchange to Half Price Books plus the money people donated at each of the above events.

## **II. FINANCIAL ACTIVITY**

- a. Open House/Santa: Budget - \$275.00 Spent – \$252.45 Under – \$22.55
- b. Adult Christmas Party: Budget – \$250.00 Spent - \$243.92 Under - \$6.08
- c. Cookie Exchange: Budget - \$100.00 Spent - \$99.23 Under - \$.77
- d. Total for Dec: Budget - \$625.00 Spent - \$595.60 Under - \$29.40
- e. Total for Year: Under \$618.72

## **III. INTERIM COMMITTEE ACTIONS**

- a. Jan. 4<sup>th</sup> Social Committee Meeting - we took down decorations and planned the upcoming brunch.
- b. Feb. 1<sup>st</sup> Social Committee Meeting planned

## **IV. UPCOMING EVENTS**

- a. Jan. 14<sup>th</sup> Neighborhood Brunch: Budget approved.
- b. Feb. 2nd Ladies Night Out Dinner
- c. Feb. 11<sup>th</sup> Annual Meeting: Budget \$50 – **Needs approval**

