

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

**OFFICERS/MEMBERS PRESENT:** Daymon Brodhacker  
Bob Altizer  
Doug Garrison  
Bruce Kohl

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

**Guests:** Lori Engle  
Cindy Vogel  
David & Michelle Huelster

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

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

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

**Treasurer's Report** – Bruce Kohl made motion and Doug Garrison seconded to approve as written. Motion carried.

**Replacement Signs** – Bob Altizer made motion and Bruce Kohl seconded to purchase three signs (2 stop signs and 1 FESHA staff parking sign), post and hardware not to exceed \$100. Motion carried.

**Skaggs Lawn Care** – Motion made by Bruce Kohl and seconded by Doug Garrison to pay Skaggs Lawn Care in the amount on contract approved and signed April 16, 2007. Motion carried.

**Bill Howell Construction Bond Refund** – Bob Altizer made motion and Mark Dice seconded to return the building bond monies to Bill Howell on Lot 280. Motion carried. (Vote taken electronically).

**Adjourn** – Daymon Brodhacker made motion and Doug Garrison seconded to adjourn meeting at 8:45 p.m. Motion carried.

**FESHA Board of Director: October 8, 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. Completed weekly sub-division drive through and prepared covenant violation letters.
- g. Sent out newsletters.
- h. Updated Website

**Delinquency Report** – Lot 297 sold. I am working with Real Estate Agent to secure funds. Lot 521 making payments on dues. Appeared with Rod for court hearing on Lots 669, 858 and 905 September 14<sup>th</sup>. Received default judgment on all. Lot 905 has since paid in full. Lots 669 and 858 rescheduled for November. Lot 898 working with owners Attorney to resolve.

**Company Credit Card** – Although this issue has been discussed in the past, I would like to discuss this again. For several years I have been using my personal credit card for the annual Quickbooks Payroll updates, (as they will not accept checks) as well to purchase supplies. Recently, my Visa company sold my account to Mastercard. The credit card number that Quickbooks currently has on file is no longer valid.

I called the manager of Foxcliff North to see if they have a company card for things like this. She said, "Yes and No". She said they ask her to get a card to use solely for Foxcliff North supplies, etc, that she pays each month. However, she had to get the card in her name, and if not paid by the association, she is responsible for it.

I called Harris Bank to see if they had a credit card for businesses such as ours. Francie Burns said that they recently had a conference call meeting discussing credit cards. She said Credit Cards for Non-Profits was brought up and they were hoping to have more information available by Oct. 1<sup>st</sup>. When I spoke with her on October 2<sup>nd</sup>, she said that she had not heard yet, but would check into it and get back with me.

We have had several instances this year where this would have saved a lot of time in obtaining items we needed for the pool or clubhouse, as well as the office. I would appreciate it if the board would consider this issue again.

## **BCC ACTIVITY REPORT – OCTOBER 8, 2007 MEETING**

Building activity continues very active. Listed below is a summary of present projects:

- Rex Padgett's home on West Foxcliff Dr. South (lot 279) is progressing nicely. Interior work underway as electrical wiring is almost completed.
- Bill Howell's spec home on West Foxcliff Dr. South (lot 280) is basically completed. We should completion in 2 to 3 weeks.
- Jim Kindler's home on North Country Club Road (lot 273) is going up rapidly. We should expect this home to be completed by mid November.
- Mitch Cameron's home on North Country Club Road (lot 501) is progressing nicely also. Brickwork is about 90 % done. We should expect this home to be completed in 2 to 2 ½ months..
- Ray Mejia's home on Country Club Rd (lot 239) is basically completed on the exterior and work is on going in the interior.
- Lance Spielmon's home on Sunderland (lot 711) is progressing slowly. Rough electrical and HVAC duct work is completed.
- Jim Rodebush's home on Southampton (lot 960) is progressing slowly. Rough electrical and HVAC duct work is completed.

## FOXCLIFF SOUTH CASE REVIEW

October 3, 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. He has paid \$50.00. Foreclosure was filed on these lots and they were at Sheriff sale on Monday April 2<sup>nd</sup>. Citizens Bank now owns the lots and they are paying for the '07 dues. We have asked for a hearing and that hearing is set for Dec. 4, 2007 at 9:00 a.m..

#### **Lot #297**

**Amount owed: \$1376.65**

This lot sold at Sheriff sale on June 4, '07 to Christiana Bank. We should get our fees at the sale closing for the lot in the amount of \$1376.65. This case against is transferred to inactive until we see if the bank pays.

#### COLLECTIONS 2007

#### **lot 905**

**paid in full**

#### **lots 669 and 858**

**\$1331.52**

Filed small claims action. We have a judgment against Dillon. On Sept. '07, I received notice from an attorney that Dillon intends to file bankruptcy, however no bankruptcy has been filed yet.

#### **lot 521**

**\$554.95**

Payments are being made in an amount at least \$50.00 per month. Payment made September 10, 2007, check #1436 in the amount of \$100.00. Following this payment, the new balance \$104.95.

	<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>	
<b>Total Revenues</b>	\$1,125	\$1,433	\$193,315	\$190,302	\$193,702
Clubhouse Facilities	4,912	1,264	14,572	11,079	14,622
Newsletter	815	625	2,312	2,800	3,500
Swimming Pool/Tennis Courts	244	280	30,940	33,922	33,922
Roads/Lakes/Common Areas	2,189	3,163	38,342	36,580	43,692
Social Committee	-	200	1,858	2,200	3,000
Office Expense	1,417	1,797	16,680	16,809	22,150
Professional Fees	-	280	4,977	6,845	7,945
Insurance	-	-	7,799	9,182	9,182
Taxes	-	600	4,151	5,807	10,413
<b>Total Expenses</b>	<u>9,577</u>	<u>8,209</u>	<u>121,631</u>	<u>125,224</u>	<u>148,426</u>
<b>Net Income</b>	<u><b>-\$8,452</b></u>	<u><b>-\$6,776</b></u>	<u><b>\$71,684</b></u>	<u><b>\$65,078</b></u>	<u><b>\$45,277</b></u>

	<u>09/30/07</u>	<u>08/31/07</u>	<u>12/31/06</u>
<b>CASH ON HAND</b>			
Designated	\$155,122	\$154,677	\$151,888
Undesignated	109,928	118,969	40,894
<b>Total</b>	<u><b>\$265,050</b></u>	<u><b>\$273,646</b></u>	<u><b>\$192,782</b></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 11/12/07
04.09.03	9-Apr-07	Playground	14-May	Dice	Update 11/12/07
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 11/12/07
07.09.01	9-Jul-07	Recommendation on trapping lake varmits	13-Aug	Dice	Update 11/12/07
09.10.01	10-Sep-07	Mailbox Proposal	8-Oct	Altizer	Update 11/12/07
10.08.01	8-Oct-07	Consolidating Bank Accounts	12-Nov	Dice	
10.08.02	8-Oct-07	FESHA Credit Card	12-Nov	Holland	
10.08.03	8-Oct-07	Clubhouse Outside Water Faucet	12-Nov	Kohl	
10.08.04	8-Oct-07	Flags on Norwich	12-Nov	Holland	