

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
April 9, 2007**

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

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

**Guests:** Mike & Lori Engle  
Kurt & Cindy Vogel  
Bonnie Kohl  
Rosemary Altizer  
Joe Huff  
Jerry & Pat Slater  
Dawn Kush

Dave & Michelle Huelster  
Chuck Molzon  
John Mayberry  
Lisa & Laura Alexander  
Marie Black  
Mike & Sharon Goheen  
George & Chris DeVincent

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

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

**Minutes – March 12, 2007 Meeting** – Board Approved as written.

**Previous Election Ballots** –Bob Altizer made a motion and Mark Dice seconded to destroy all ballots from previous elections. Motion carried.

**File Liens** – During the executive session the board elected with withhold filing liens on overdue Association dues until April 30, 2007.

**Courtland Title** – Bob Altizer made motion and Doug Garrison seconded to engage Courtland Title Company to prepare semi-annual ownership updates at a cost of \$250/search plus \$1/copy for copies of all new deeds. Motion carried.

**Gable Repair** – Bruce Kohl made motion and Doug Garrison seconded, for approval, as part of the Gable Repair Proposal, no more than \$900 in materials for the purpose of repairing the gable ends and associated trim boards around the gables and windows on the North exposure of the clubhouse and for the replacement of selected trim boards on the South exposure. Motion carried. Bruce Kohl made motion and Doug Garrison seconded, to approve a part of the Gable Repair Proposal, as submitted with motion, to put a plan in place to fund

the full exterior repair as described in the RFP of January 2007, and general as described in the bid from Mark Wilson's response to the RFP. This plan should also provide for the replacement of the exterior windows and doors with high performance/high efficiency materials. An order-of-magnitude estimate will be created for planning purposes. Motion failed.

**Carpet Cleaning** – Bruce Kohl made motion and Doug Garrison seconded to accept bid from Chem-Dry Carpet Cleaning to clean clubhouse carpet in the amount of \$626.40. Motion carried.

**Sidewalk to Tennis Court/Pool** – Bruce Kohl made motion that we approve re-instating the project to install a sidewalk from the parking lot to the area of the pool entrance, similar to the one currently installed at the front of the building. Give consideration to extending to allow easy access to the tennis courts also, if feasible. An original estimate in 2005 for this project was approximately \$9000 according to original bids. Motion died for lack of second.

**Purchase of Pool Equipment** – Bruce Kohl made motion and Mark Dice seconded to approve \$100 for Guard stand step; \$25 for Pool hangers for poles on pool deck; \$100 for one lake marker; \$165 for depth markers; and \$139.86 for signs. Motion carried.

**Neighborhood Brunch/Pet Parade** – Bruce Kohl made motion and Mark Dice seconded to approved \$100 for the May 20<sup>th</sup> Neighborhood Brunch/Pet Parade. Motion carried.

**Drainage RFP** – Mark Dice made motion and Doug Garrison seconded to approve the drainage RFP as written. Motion carried.

**Lawn Care Program** – Mark Dice made motion and Doug Garrison seconded to accept Skaggs Lawn Care proposal in the amount \$1673.08. Motion carried.

**Repeal of By-Law Article VII – Section 7.3** - Mark Dice made motion and Doug Garrison seconded to repeal By-Law Article VII- Section 7.3. Motion failed.

**Repeal of By-Law Article VII – Section 7.4** – Mark Dice made motion and Doug Garrison seconded to repeal By-Law Article VII – Section 7.4. Motion carried.

**Adjourn** – Motion was made by Mark Dice and seconded by Bruce Kohl to adjourn meeting at 10 p.m. Motion carried.

<b>AI #</b>	<b>Date</b>	<b>Action to be addressed</b>	<b>Due Date</b>	<b>OPR</b>	<b>Action / Date Complete</b>
07.10.04	10-Jul-06	Develop plans for West entryway pond	14-Aug	Dice	Update 3/12/07,5/14/07
09.11.03	11-Sep-06	Pot holes East Entry and by Elliots	9-Sep	Brodhacker	Update 3/12/07 ,5/14/07
10.09.03	9-Oct-06	Develop Plan to dredge big lake	11-Dec	Dice	Update 3/12/07,5/14/07
01.08.01	8-Jan-07	Revitalize Neighborhood Watch program	8-Mar	Garrison	Update 4/9/07,5/14/07
01.08.02	8-Jan-07	Develop Plan for West Entryway Sign	8-Mar	Dice	Update 4/9/07,5/14/07
03.08.01	8-Mar-07	Keyless Entry	9-Apr	Kohl	Update 5/14/07
03.08.03	8-Mar-07	Fence Pool Eating Area	9-Apr	Kohl	Update 5/14/07
03.08.05	8-Mar-07	Changes to Operating Policies/Fwd to Altizer	9-Apr	All Directors	Update 5/14/07
03.08.08	8-Mar-07	Mediation of Vogel Letter	9-Apr	Garrison	Update 5/14/07
04.09.01	9-Apr-07	Crone/Dow ATV Issue	14-May	Brodhacker	
04.09.02	9-Apr-07	Erosion Lot 747	14-May	Altizer	
04.09.03	9-Apr-07	Playground	14-May	Dice	
04.09.04	9-Apr-07	Bridge behind Lot 687	14-May	Altizer	

**Foxcliff Estates South  
Homeowners Association  
Income Statement  
March 2007**

	<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>	\$21,873.87	\$46,621.34	\$168,314.19	\$139,739.00	\$193,702.00
Clubhouse Facilities	\$1,529.83	\$1,239.00	\$2,842.64	\$3,543.00	\$14,622.00
Newsletter	\$920.93	\$1,550.00	\$920.93	\$1,550.00	\$3,500.00
Swimming Pool/Tennis Courts	\$0.00	\$4,000.00	\$2,577.50	\$6,603.00	\$33,922.00
Roads/Lakes/Common Areas	\$0.00	\$1,600.00	\$7,086.50	\$6,300.00	\$43,691.50
Social Committee	\$0.00	\$200.00	\$722.19	\$400.00	\$3,000.00
Office Expense	\$1,714.46	\$1,965.00	\$6,677.00	\$5,577.00	\$22,150.00
Professional Fees	\$0.00	\$1,180.00	\$2,531.50	\$2,595.00	\$7,945.00
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$9,182.00
Taxes	\$0.00	\$600.00	\$200.00	\$600.00	\$10,413.00
<b>Total Expenses</b>	<u>\$4,165.22</u>	<u>\$12,334.00</u>	<u>\$23,558.26</u>	<u>\$27,168.00</u>	<u>\$148,425.50</u>
<b>Net Income</b>	<u><b>\$17,708.65</b></u>	<u><b>\$34,287.34</b></u>	<u><b>\$144,755.93</b></u>	<u><b>\$112,571.00</b></u>	<u><b>\$45,276.50</b></u>

	<b>03/31/07</b>	<b>12/31/06</b>
<b>CASH ON HAND</b>		
Designated	\$152,495.82	\$40,894.09
Undesignated	<u>\$185,932.36</u>	<u>\$151,887.59</u>
<b>Total</b>	\$338,428.18	\$192,781.68