

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
January 14, 2008**

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

ASSOCIATION MANAGER: Carolyn Holland
LEGAL COUNCIL: Rod Bray

Guests: Bonnie Kohl Chuck Molzon
Cindy Vogel Lori Engle
Ed & Lisa Alexander Danny Burns
Rosemary Altizer

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

Agenda – Bob Altizer requested that under New Business the following items be added; Membership/renter; validate the Rex Padgett deposit return; and, interest rate determination. Bob Altizer made a motion and Doug Garrison seconded to approve agenda with additions. Motion carried.

Minutes – December 10, 2007 Meeting – Bob Altizer made motion and Doug Garrison seconded to approve as written. Motion carried.

Treasurer’s Report – Mark Dice made the Treasurer’s report with no significant changes.

Consolidating Bank Accounts - Mark presented a recommendation to the board with regard to consolidating the bank accounts. The discussion was tabled until the March meeting.

Association Credit Card – Mark discussed obtaining an Association credit card. The discussion was tabled until the March meeting.

Annual Audit – Mark discussed the proposal from Donovan and Thomas to conduct a full audit every third year versus every two years. The discussion was tabled until the March meeting.

Rex Padgett Deposit – Board validated the e-mail action to return Rex Padgett’s building deposit.

Building Bond Deposits – Motion was made by Bob Altizer and seconded by Doug Garrison to return the Mick Cameron and Jim Roudebush building deposits. Motion Carried.

Records Retention Policy – Motion was made by Doug Garrison and seconded by Mark Dice to approve revision of Operating Policy 05-01. Motion carried.

Interest Rate – Motion was made by Bob Altizer and seconded by Mark Dice to approve interest rate for overdue association dues at 12% for 2008. Motion carried.

Adjourn – Motion was made by Doug Garrison and seconded by Bob Altizer to adjourn meeting at 8:47 p.m. Motion carried.

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

	<u>Current Month</u>		<u>Year to Date</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
Total Revenues	\$2,345	\$883	\$199,818	\$193,702
Clubhouse Facilities	762	1,239	17,839	14,622
Newsletter	695	700	3,007	3,500
Swimming Pool/Tennis Courts	-	-	31,625	33,922
Roads/Lakes/Common Areas	2,943	1,850	47,219	43,692
Social Committee	240	600	2,132	3,000
Office Expense	1,726	1,867	22,013	22,150
Professional Fees	-	280	8,257	7,945
Insurance	-	-	7,799	9,182
Taxes	-	600	8,086	10,413
Total Expenses	<u>6,366</u>	<u>7,136</u>	<u>147,977</u>	<u>148,426</u>
Net Income	<u>-\$4,021</u>	<u>-\$6,253</u>	<u>\$51,841</u>	<u>\$45,276</u>
	<u>12/31/07</u>	<u>11/30/07</u>	<u>12/31/06</u>	
CASH ON HAND				
Designated	\$202,133	\$155,938	\$151,888	
Undesignated	45,042	93,165	40,894	
Total	<u>\$247,175</u>	<u>\$249,103</u>	<u>\$192,782</u>	

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

FESHA Board of Director: January 14, 2008
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. Updated Website
- f. Prepared and mailed dues statements and annual meeting package.
- g. Mailed Newsletters
- h. Worked with Dawn Kush on Playground survey.

Delinquency Report –We have collected all monies for 2007 on all accounts with the exception of Lot 898. Have turned over to Rod for further action.

Company Credit Card –Mark to discuss with bank executives.

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

Assisted in securing bids for clubhouse work.

BCC REPORT – January 14, 2008

- 1. Rex Padgett home (lot 279) is complete and the Padgetts have moved in. We have gained approval to return the \$4,000 building deposit as Rex has given commitment to have the landscaping done by June 1. I have not executed the action awaiting installation of a mailbox and removal of a tree stump and other debris in the front yard.**
- 2. Jim Rodebush home (lot 860) is complete and the Rodebushs have moved in. On January 9 Jim gave commitment to have the landscaping done by June 1. I therefore recommend we return the \$4,000 building deposit plus interest, as there have been no assessments. ATTN. CAROLYN, THE MAILING ADDRESS IS 2925 SOUTHAMPTON.**
- 3. Mick Cameron home (lot 501) is complete and the Camerons are in the process of moving. They will be totally in by January 16, 2008. Mick has given a commitment to have the landscaping done by June 1, I therefore recommend we return the \$4,000 building deposit plus interest, as there has been no assessments. ATTN. CAROLYN, THE MAILING ADDRESS IS 3002 N. COUNTRY CLUB ROAD.**
- 4. The Lance Speelmon home (lot 711) is moving slowly. I have talked to both lot owner and builder and we should see accelerated activity within a week.**
- 5. The Vic Spina Custom Homes house on Southampton is progressing nicely. The exterior is ready for brickwork and roughing in is underway inside the house.**
- 6. The garage additions of Joe Stevens (lot 946) and Brandon Ingle (lot 945) are both processing at the same rate, which is acceptable. They both should be completed in three weeks or so.**
- 7. The garage addition of Mark Dodson (lot 703) has not begun as the homeowner and builder are locating acceptable brick. I have asked Mark to withhold making deposits until they determine acceptable brick can be found.**

Clubhouse/Pool/Tennis courts

Tennis nets are stored.

Sign on tennis courts is mounted, indicating how to get access.

Keys to new lock turned in to Carolyn. I think I still need to deliver the master key.

Repaired the leg on the couch in clubhouse and placed in main room.

Have not seen anything from the contractor that I met with in December regarding the estimate for the modification of the eaves over the dormers. He was supposed to fax a copy to the office before now. Carolyn needs to follow up to get the status.

Have not seen anything regarding any second estimate for the outside faucet.

FOXCLIFF SOUTH CASE REVIEW

January 9, 2008

LEGAL ISSUES

Engle/Vogel/Huelster, et al

The Court of Appeals has affirmed Judge Burnham's judgment on the pleadings in favor of the Homeowners Association. The Plaintiffs have 30 days to file either a petition for rehearing or a petition for transfer. If they do request this, the Supreme Court must first grant permission to transfer the case before they will even look at it. It is unlikely that the Supreme Court will grant transfer. I believe the deadline expires on Friday Jan. 11th.

COLLECTIONS 2006

Lot #517, 717, 906, &907 **Amount owed: \$1,952.00 (\$488.00 ea lot)** We have judgment of \$2,272.00. On Dec. 18th, we received \$1000.00 from the Defendant toward this judgment. I will continue to try to collect the remaining balance.

COLLECTIONS 2007

lot 521

\$554.95

No additional payments have been made since October '07. On Dec. 12, I sent a reminder letter to the defendant's wife who has been paying, but I have heard nothing. The balance is \$104.95.

OTHER:

Cecil Koger:

I have asked the attorney for Cecil Koger whether Mr. Koger would be willing to just deed lot 898 to the Association. I have not yet received an answer.