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**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
July 9, 2008**

OFFICERS/MEMBERS PRESENT: **Bob Altizer
Calvin Kelly
Paul Myers
John Mayberry**

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

Guests: **See attached list**

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

Agenda - The following items were added to the agenda:
New Business – G – Appointment of John Mayberry to Building Control Committee
H – Clubhouse Office Rental

John Mayberry made a motion and Paul Myers seconded to approve the agenda as amended. Motion carried.

Meeting Minutes – June 11, 2008 – Calvin Kelly made a motion and John Mayberry seconded to amend the minutes as follows:

Safety Committee – Paul Myers made motion and Chuck Molzon seconded to begin revision of the Road Use rules for future adoption. Motion carried.

Executive Session Meeting Minutes – June 28, 2008 – Paul Myers made a motion and John Mayberry seconded to approve minutes as written. Motion carried.

SBA Application – Resolution was made and passed to make application to SBA for a long term, low interest loan for the purpose of repairing the bridge on North Country Club Road.

Validation of Electronic Approval on Lot 898 Cecil Koger – Validation was made of electronic voting action to withhold action on Lot 898, Cecil Koger for 45 days. All directors concurred.

Validation of Electronic Approval to refund monies to Joe Stephens – Validation was made of electronic voting action to refund building bond monies to Joe Stephens. All directors concurred.

Appointment of John Mayberry to Building Control Committee – Calvin Kelly made a motion and Paul Myers seconded to appoint John Mayberry to the Building Control Committee. Motion carried.

Clubhouse Office Rental – John Mayberry made a motion and Paul Myers seconded to lease the clubhouse office to Mike Runkle. John Mayberry, Paul Myers and Bob Altizer voting aye and Calvin Kelly abstaining. Motion carried.

Adjournment – Calvin Kelly made a motion and Paul Myers seconded to adjourn meeting at 8:25 p.m. Motion carried.

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Membership Attendance July 9, 2008 Board of Directors Meeting

Name	Lot#
Lori Engle	670
Preston & Kathy Richards	973/982
John & Gloria Bunnell	955
Brent Fraser	252/253
Cheri Gough	905
David Huelster	987/988
Cary Vanderzeyde	639
Bonnie Kohl	976/529
Josh Clossey	669
Judy Newlin	664
Ed & Alice Kunz	637
Karen Mayberry	275
Stephanie Ingle	945
David McDougal	972
Janice Gawley	812

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FESHA Board of Director: July 9, 2008 Association Manager's Report

General Activity for June

- a. Received and booked clubhouse rentals.
- b. Worked with Rod Bray on Delinquencies and other issues.
- c. Prepared checks for payment of invoices
- d. Received and Posted Annual Dues/Advertising Monies
- e. Released Liens
- f. Completed Annual Insurance Audit
- g. Completed Annual Secretary of State filing.
- h. Wrote reinstatement letters to members.
- i. Assisted in securing credit/debit cards.
- j. Worked on filing.

Delinquency Report-There are 5 lots which have not paid their 2008 assessments. They have been turned over to Rod for collection. One lot owner has filed bankruptcy with a sheriff sale pending and another has title issues that Rod is working with the owner and the others have been sent a collection letter.

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BCC REPORT, JULY 9 MEETING

The Lance Speelmon house on Lot 711 is nearing completion. I estimate three weeks and it will be done.

The house originally approved for Lot 267 has been withdrawn by the Lot Owner, who in lieu of building, has purchased the Wilson spec home on Grey Fox Dr.

Covenants Committee (Ad Hoc)

We have scheduled our first meeting for July 26, 2008. This meeting will be a "get to know each other" format with discussion and relationship of The Articles of Incorporation, the current Restriction (covenants), the current By-Laws and the last draft new covenants.

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FOXCLIFF SOUTH CASE REVIEW

July 3, 2008

LEGAL ISSUES

COLLECTIONS 2006

Lot #517, 717, 906, &907 Amount owed: \$1,1,272.00

We had judgment of \$2,272.00. He has paid \$1000.00 toward this judgment. I will continue to try to collect the remaining balance.

COLLECTIONS 2007

Collected in full.

COLLECTIONS 2008

lot 257 Paid in full

A collection letter was sent on May 27, '08. I have received no response. I am in the process of filing a small claims suit.

lot 515 \$550.15

A collection letter was sent on May 27, '08. I have received no response. I am in the process of filing a small claims suit.

LOT 552, 562, 578 \$1000.30

A collection letter was sent on May 27, '08. It indicated he only owed \$550.15 instead of \$1550.45. He has now paid \$550.15. He still owes for two more lots. I am sending a letter to him about the remaining money owed. I have received no response. I am in the process of filing a small claims suit for the remaining two lots.

lot 572 Paid in full

OTHER:

Cecil Koger:

On April 14th I sent a letter to Koger's attorney setting out our counter offer allowing Koger to deed lot 898 to the Association. I followed up with phone call on May 9th, 2008, but I have not received a response. On May 16th, I sent a letter requesting a response and followed up with a phone call on June 5. I have heard no response. We anticipated filing a lien if we have not heard anything by June 15th. Cecil indicates that they need additional time. The Bd. consensus is to wait until approximately August 15th to take further action.

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	<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	\$2,255	\$1,537	\$184,137	\$186,997	\$193,539
Clubhouse Facilities	1,044	1,584	6,421	7,384	15,318
Newsletter	-	450	573	1,400	2,300
Swimming Pool/Tennis Courts	7,764	7,730	22,954	23,840	32,220
Roads/Lakes/Common Areas	5,992	6,343	20,198	21,500	41,492
Social Committee	-	200	268	1,400	3,000
Office Expense	1,699	1,862	11,694	11,140	22,325
Professional Fees	352	267	2,392	6,202	9,004
Insurance	6,577	-	6,577	6,500	8,500
Taxes	-	300	6	5,429	- 10,358
Capital Expenditures	-	2,000	20,040	37,400	37,400
Total Expenses	<u>23,428</u>	<u>20,736</u>	<u>91,123</u>	<u>122,195</u>	<u>181,917</u>
Net Income	<u>-\$23,173</u>	<u>-\$19,199</u>	<u>\$93,014</u>	<u>\$64,802</u>	<u>\$11,622</u>

	<u>05/31/08</u>	<u>06/30/08</u>	<u>12/31/07</u>
CASH ON HAND			
Designated	\$268,555	\$268,808	\$202,133
Undesignated	93,396	71,822	45,042
Total	<u>\$361,951</u>	<u>\$340,630</u>	<u>\$247,175</u>

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AI #	Date	Action to be addressed	Due Date	OPR	Action / Date Complete
01.08.01	8-Jan-07	Revitalize Neighborhood Watch program	8-Mar	Mayberry	Update 8/13/08
05.14.01	14-May-07	Rewrite Restrictions	3-Mar	Altizer	Update 8/13/08
05.14.03	14-May-07	Review/develop plan for street signs	11-Jun	Altizer	Update 8/13/08
07.09.01	9-Jul-07	Recommendation on trapping lake varmints	13-Aug	Myers	Update 8/13/08
11.12.02	12-Nov-07	Estimate for Eaves on Clubhouse	12-Nov	Molzon	Update 8/13/08
6.11.03	11-Jun-08	Secondary Landscaping, non-conforming members	9-Jul	Altizer	Update 8/13/08

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