

**FOXCLIFF ESTATES SOUTH HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
October 8, 2008**

**OFFICERS/MEMBERS PRESENT:**  
**Bob Altizer**  
**Paul Myers**  
**John Mayberry**  
**Chuck Molzon**

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

**Guests:**  
**Bonnie Kohl**  
**Mike & Lori Engle**  
**Tim Burnam**  
**Domenic & Rosa Ferlaino**  
**Gary Henselmeier**

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

**Agenda -** The following items were deleted from the agenda:  
New Business –Item “A” Fraser Drainage Request

John Mayberry made motion and Chuck Molzon seconded to approve agenda as amended.  
Motion carried.

**Meeting Minutes – September 10, 2008** – John Mayberry made motion and Paul Myers seconded to approve minutes as written. Motion carried.

**Executive Session Minutes – September 13, 2008** - John Mayberry made motion and Chuck Molzon seconded to approve minutes as written. Motion carried

**Legal Report – Lots 552, 562, 578 Delinquent Account** – Board directed Rod Bray to contact owner of Lots 552, 562 and 578 and accept offer of payment plan of \$100 per month until assessments are paid in full.

**Committee Reports**

**Social Committee** – Chuck Molzon made motion and John Mayberry seconded to authorize up to \$400 for a Fall Fun Festival for Foxcliff South. Motion carried.

**Roads/Lakes/Common Areas** – Paul Myers made motion and Chuck Molzon seconded to approve \$350 to trap muskrats for 2008. Motion carried.

**New Business: Resolution 08-01** – Chuck Molzon made motion and Paul Myers seconded to approve Resolution 08-01 as a requirement for the SBA loan. Motion carried.

**The following New Business Items were tabled until the November 12, 2008, meeting:**

B. Newsletter; C. Landscaping Contract; D. Tru Green Contract; E Pool Management Contract; F Donovan & Thomas Contract.

**Adjourn** – Chuck Molzon made motion and John Mayberry seconded to adjourn meeting at 9:05 p.m. Motion carried.



**FESHA Board of Director: October 8, 2008**  
**Association Manager's Report**

**General Activity for August**

- a. Received and booked clubhouse rentals.
- b. Worked with Rod Bray on Delinquencies and other issues.
- c. Prepared checks for payment of invoices
- d. Updated website
- e. Worked with Title Companies on Closings
- f. Worked with Board to compile information for SBA
- g. Worked with Vendors to finalize 2009 service bids.
- h. Worked with Board on mailing of proxy information.
- i. Worked on filing system.

**Delinquency Report**-Five lots remain which have not paid their 2008 assessments. They have been turned over to Rod for collection.

Filed lien on lot 898, will be contacting owner that on November 5 will be turned over to Rod for collection if monies not received.

The home on lot 858 that was purchased by bank at Sheriff Sale has now sold. We should be receiving a pro-rata portion of the dues.

## BCC REPORT, SEPTEMBER 10, 2008 MEETING

The Lance Speelmon house on Lot 711 is nearing completion. Topsoil was spread, initial grading, seeding and landscaping was accomplished. Cabinets and counter tops have been installed. All that is left is inside touch..

Ground was broken on The Vic Spina Custom Homes Inc house on lot 677 on September 22, 2008.

Plans have been approved for a new home to be built on Lot 644 for Mr. and Mrs. Steve Keefe. The pre-construction conference is scheduled for Thursday, October 2, 2008

COVENANTS COMMITTEE (AD HOC). Our second meeting was held on September 19<sup>th</sup>. We went through the existing Restrictions to facilitate understanding.. We will meet again on October 29<sup>th</sup>.

	<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>	\$630	\$1,297	\$185,371	\$190,583	\$193,539
Clubhouse Facilities	1,323	1,534	10,232	11,656	15,318
Newsletter	-	450	573	1,850	2,300
Swimming Pool/Tennis Courts	1,456	150	31,153	32,220	32,220
Roads/Lakes/Common Areas	4,021	3,413	30,610	36,085	41,492
Social Committee	-	200	789	2,000	3,000
Office Expense	1,969	1,862	17,730	16,871	22,325
Professional Fees	2,111	267	5,405	7,903	9,004
Insurance	-	-	8,551	8,500	8,500
Taxes	3,637	300	6,754	5,729	- 10,358
Capital Expenditures	-	-	20,040	37,400	37,400
<b>Total Expenses</b>	<u>14,517</u>	<u>8,175</u>	<u>131,837</u>	<u>160,214</u>	<u>181,917</u>
<b>Net Income</b>	<u><b>-\$13,886</b></u>	<u><b>-\$6,878</b></u>	<u><b>\$53,534</b></u>	<u><b>\$30,369</b></u>	<u><b>\$11,622</b></u>

	<u>08/31/08</u>	<u>09/30/08</u>	<u>12/31/07</u>
<b>CASH ON HAND</b>			
Designated	\$268,880	\$269,054	\$202,133
Undesignated	46,811	32,496	45,042
<b>Total</b>	<u><b>\$315,691</b></u>	<u><b>\$301,550</b></u>	<u><b>\$247,175</b></u>

