



Meeting Minutes

Foxwood Meadows Homeowners Association Executive Board Meeting September 29, 2014

Introduction: Foxwood Meadows HOA Board held a meeting at the residence of Gary Thompson

Meeting Convened at 7:00 p.m.

Roll Call:

| 2014 HOA Board Members & Committee Directors | Status |
|---|---------|
| Jan Radoslovich, President | Present |
| Ted Buehner, Treasurer & Cost Control Committee Director | Present |
| Gary Thompson, Secretary | Present |
| Jody Jasmer – Member at Large | Present |
| Blair Rondeau, Association Manager – Protocol Property Management | Present |

Welcome and Call to Order

The September meeting of the Executive Board of Foxwood Homeowners' Association was called to order by President, Jan Radoslovich. Members greeted one another.

Prior Meeting Minutes

Minutes from the July 7, 2014 Foxwood HOA Board Meeting were motioned, seconded and approved.

Financial Review

Current financial statement

- September 2014 Financials and Income Statements review was presented to the Board by Ted Buehner, Treasurer, reviewed and approved.
 - Total Operating Cash: \$11,540.69
 - Total Reserve Account: Actual: \$30,783.35 compared to Target: \$24,141.00 for 2013 (per 2009 Reserve Study). Per 2013 Reserve Study, target for 2014 is \$25,960. Balance is now above where it should be (fully funded).
 - TOTAL Liabilities and Capital: \$42,324.04
- Foxwood HOA Income Statement (Cash) for September, 2014
- YTD Total Income: \$25,231.86
- YTD Total Expenses: Utilities, General, Landscape, Maintenance, Insurance: \$12,831.07
- YTD Capital Expenditures: None
- YTD Total Funds to Reserve Accounts: \$4,743.80
- YTD NET INCOME: \$7,656.99
- Accounts Receivable (as of 09/26/14): \$5964.38

Cost reduction updates

None at this time.

Architectural Control Committee (ACC) Updates

- Large tree/shrub between Lots 16 & 17. The tree/shrub was blocking the traffic line of sight going both directions (road curves at that point). The landscaper was able to trim the tree bordering both lots. Much improved traffic line of site with this trimming, at no cost to the HOA.
- ACC Walkthrough: Blair Rondeau did the walkthrough in August and did not note any violations. No notices will be sent out to Foxwood homeowners.

Other Foxwood Updates

- Lot 32 (Roberts) sold.
- Two homes currently for sale: Lot 38 (Dick) and Lot 37 (Belton).
- Vendor List has been updated and is on the Foxwood website. Ted will include an article for the website regarding the updated list.
- Flyer holders for mailboxes: Jan suggested only 1 holder per mailbox. Two are already installed and one more needs to be installed by Jody. Blair will order 1 more and send to Jody for installation.
- Tot Lot ants: Ted sprayed early in the summer and will examine periodically and re-spray as needed.
- Neighborhood contact list needs updating on Lot 5.
- Speeding through the Neighborhood: Jody contacted the Sheriff's Dept. regarding this issue. Foxwood has sandwich boards (children at play) which can be put out by parents as needed when children are out.
- Revision of CC&Rs: to include prohibiting artificial turf and plants in front yards. The topic of trailers being parked in driveways and on the street was discussed with a 72 hr/month limit recommended by the Board. Funding for the revisions will come from the reserve account. Board will bring this topic up at the Annual Meeting to get homeowner feedback.
- Bi-Annual Dues: Jody suggested that the 2015 due dates be February and August. Board is in agreement. Blair will send out the dues notices by US Mail at least 1 month in advance.

2014 Projects

- Landscaper Updates: Bare areas at the entrance to Foxwood HOA development needs to be reseeded. Blair will contact our landscaper re: doing this.
- Irrigation System Replacement: Blair got quotes from 3 vendors. Board selected Total Landscape to do the work. Their quote advised only minor repairs. They will do the replacement/repairs at a cost of approx. \$580. Work to be completed in the fall.
- Detention Pond Clean-up: Foxwood Board was happy with the clean-up done by the vendor last year and will plan to use the same vendor. We will be doing this bi-annually starting with the 2015 budget.

Social Planning

- Halloween: We anticipate lots of Halloween Trick-or-Treaters in the neighborhood. We also have Foxwood HOA members who go all out at Halloween to decorate their homes and make it extra special!
- Christmas: Jan will see if there is an interest in doing caroling in the neighborhood in the week prior to Christmas. Foxwood FaLaLa Carolers?

Communications

- Ted suggested a new Foxwood Homeowners' Orientation meeting. We have several new homeowners in the Foxwood development and will reach out to them to attend. Jan will coordinate a date and distribute flyers to new homeowners for the meeting.
- Foxwood HOA website: no issues with the website. Suggested articles for the website: vendor list (Ted) Halloween watch for vandalism (Jan), speeding (Ted).

- Welcome Packets: Blair will send out Welcome Packets to owners of Lots 5 and 32 once she gets info on the sale.
- Annual Meeting: tentative date is Wednesday, January 14th, 2015. Location to be determined. Jan will make some contacts to find a location. We will need to get the notices out at least 14 days in advance.

Wrap-up/Next Meeting

Jan thanked the Board of Directors and Blair Rondeau for attending. Next meeting will be on 11/10/14 for the preparation of the 2015 budget to be presented at the Annual Homeowners' Meeting. Jan offered her home as the meeting location.

Meeting adjourned at 8:25 p.m.

Submitted by: Gary Thompson, Secretary with review/edits by Jan Radoslovich, President.