

**Fox Ridge HOA  
Board Meeting Minutes  
October 25, 2011 ~ 6:00PM**

1. **Introductions (Roll Call)** – Monica Manza President, Chris Marsh Vice President, Janniel Knox Secretary, Patrick Ramsey Past President, Bill Butler WEB Properties and Lauri Liptac WEB Properties
  
2. **New Business**
  - a. **Expenses**
    - i. **Outstanding Payables** - \$4,814.04 (\$627.36 in checking account as of 10/21/11)
    - ii. **Budget 2012** – see attached
    - iii. **2012 vs Three Previous Years** – included on above mentioned attachment
  
  - b. **Dues Increase** – The Board voted unanimously to increase the dues to \$240 annually per owner per lot to cover the deficit that has grown due to the reserves being depleted over the last couple years.
  
  - c. **Management Agreement** – Board unanimously voted to hire WEB Properties, Inc. as the management company for Fox Ridge HOA beginning 10/15/11. The contract was reviewed, discussed and approved for Monica to sign.
  
  - d. **Insurance** – There is currently no insurance on Fox Ridge HOA, this is a problem in that there is no coverage if someone gets hurt and sues.
    - i. **Liability**
    - ii. **Board of Directors**
    - iii. **WEB Additionally Insured**
  
  - e. **Management Issues**
    - i. **Drive Thru's** – WEB Properties will do drive thru's twice per month looking at condition of Fox Ridge as well as looking for CC&R violations.
    - ii. **CC&R Enforcement** – There is currently no teeth to enforce the CC&R's, so in the next several months the Board will be discussing changes that need made to increase the ability to enforce the CC&R's.
      1. changes to increase effectiveness
    - iii. **Snow Removal along Graham** – This will be handled by WEB Properties maintenance staff.
    - iv. **Contracts** – There are no contracts currently in effect for services at Fox Ridge.
    - v. **Sprinkler Blow Outs** – Living Water will be doing sprinkler blowouts next Wednesday the 2<sup>nd</sup> of November.
  
  - f. **Bank Account**
    - i. **Bank of Fairfield** – A bank account has been set up for Fox Ridge.

