

Fox Ridge H.O.A. Board Meeting Minutes
Tuesday, November 15, 2011 ~ 6:00 PM

Meeting Called to Order at 6:02

1. Roll Call and Introductions
 - a. In attendance were Monica Manza, Kent Reitmeier, Mitch & Judy Hall, Chris Marsh, Bill Butler, Lauri Liptac, Aaron & Dawn Morrison, Gene Haas
2. Old Business
 - a. Dues Increase – Letters were sent out to all homeowners regarding new management of HOA and dues increase effective January 1, 2012.
 - i. Only received one letter in favor w/ some common area complaints.
 - ii. Only received two phone calls w/ inquiries to payment arrangements for delinquent amounts.
 - iii. No negative feedback at this point.
 - b. Management Agreement
 - i. Signed original last month
 - c. Insurance
 - i. Still getting quotes for Property and Board of Directors.
 - ii. WEB Properties is additionally insured on policies as manager.
 - d. Management Issues
 - i. Snow Removal along Graham will be taken care of by WEB maintenance.
 - ii. Contracts – we are not currently under any contracts and will send out for bids on next year's contracts.
 - iii. Sprinkler Blowouts – WEB will facilitate, Monica stated that it should have already been done by Living Water.
 - e. Bank Account
 - i. Bank of Fairfield Operating Account has been set up with Bill Butler and Lauri Liptac as signers.
 - f. Monthly Reports
 - i. First monthly report will be for October and November combined and will go out to Board Members in early December via e-mail.
 - ii. Lauri now has all of the Board Members e-mail addresses.
3. New Business
 - a. Delinquencies
 - i. Amnesty – was tabled until next month's meeting.
 - ii. Letter will be sent to those with delinquencies to submit a payment plan in writing for the board to consider.
 - iii. It was discussed as an option to consider that if delinquent home owners paid all of 2011 dues, the late fees would be abated and if they remained current thru 2012, then late fees would be removed. This item was tabled until next meeting.
 - b. Fine Structure for ongoing CC&R Violations – see revised, will discuss how much and when to start fees for infractions not attended to, at next meeting.
 - c. Outstanding Payables Update - \$7,743.48.
 - d. Sale of house on 1020 N Fox Ridge – fence on street front – not allowed by Medical Lake City Code.
4. Open Forum
 - a. Architectural Committee needs established in 2012. By-laws call for it to be at least a 3 person committee that includes an architect and 2 other home owners.
 - b. Several areas of the CC&R's could use revising and will need amendments put to a vote at the Annual Meeting.
5. Meeting Adjourned 7:42