

**Fox Ridge HOA
Board Meeting Minutes
December 13, 2011 ~ 6:00PM**

1. *Roll Call* - 6:15 p.m.- (Pres.) Monica Manza, (Vice Pres.) Chris Marsh, (Sec. Janneil Knox absent), Jack Conroy, Mitch Hall, and Judy Hall (filling in for secretary), Bill Butler (WEB Properties) and Lauri Liptac (WEB Properties)
2. *Secretary resignation and appointment of new Secretary* - Vice President, Chris Marsh motioned to accept resignation of secretary, Janneil Knox and nominated Judy Hall as new secretary. President seconded the motion and Board voted and approved Judy Hall as the new secretary. Judy accepted the position.
3. *Approval of Minutes from October and November Meetings* - Will be approved at January meeting with the December minutes.
4. *Old Business*
 - a. Delinquencies - It was discussed that an option would be for every \$100 in Dues owed + additional \$100 Late Fee for each year delinquent.
 - i. Amnesty- \$50 a year as late fees after 2010 and below.
 1. Deadline payment must be made in full or payment plan set up by a certain date- Jack stated an option to help homeowners with delinquencies is to hand out individual statements and sit down to discuss payments options -or- The board will consider any reasonable payment plan or idea submitted.
 2. Criteria for Amount of Late Fees waived if meet amnesty deadline-- WEB Properties, Inc., will send letter with due's to delinquent homeowners to contact them about options or lien will be placed on property and late fees will be solid. Action to be taken in January Board Meeting.
 3. CC&R interpretation for Late Fees-\$10 a month every month + monthly fee. Board will discuss situations at next meeting.
 - b. Insurance – still getting quotes—Quotes will be discussed at February meeting
 - i. Property
 - ii. Board of Directors
 - iii. WEB Additionally Insured
 - c. Architectural Committee needed - At least 3 people on committee, 1 person should be architect. They will look at plans to make sure it meets standards of bi-laws. Discuss how much money it will take an architect to serve on the committee.
 - d. Monthly Reports
 - i. Oct. & Nov. sent out to Board Members - To be printed and placed in binder.
5. *New Business*
 - a. Fine Structure for ongoing CC&R Violations –

- i. Member vote 1st. If 2/3 of the board votes towards best interest of Home Owners, they can make changes.
 - ii. The bi-law 10.3 needs to be updated so that the voting percentage is 51% instead of 75%. A ballot and explanation will be sent to all homeowners to vote on the change.
 - iii. Board members to increase from 3 to 6.
 - iv. Two ways to enact resolution: 135 homeowners to vote or 2/3 of board according to by-laws.
 - b. Outstanding Payables Update - \$9,217.04 -
 - i. 15th of December the city of medical lake will shut off water to sprinklers and incur a fee and will be sent to collections, President to speak to the mayor John Higgins to consult about bill payments options. \$1,200.00 owed.
 - c. Management Issues
 - i. Some Residents calling about dues increase - sent out spreadsheets and concerns were taken care of.
 - ii. Infraction notices - sent 44, ½ complied and ½ are getting second notices, 5 new 1st infractions.
 - iii. Garbage can infractions. - Nothing in bi laws states it can't be in the front yard, but it does state no trash on your lot. Vote to take place at next board meeting on options of trash can.
 - iv. Utility trailer (805 Tara Lee) - Board voted a trailer is a trailer and it cannot be stored in the front of the house. It is the intent of the by-law.
 - v. 1026 Olson Hill temporary canopy boat storage - Homeowner stated medical issues to WEB properties and was brought up to the Board Members for a vote. The Board voted 2-1 to allow the home owner until May to resolve CC&R. Canopy will stay until winter is clear, a letter will be sent to homeowner to remove in a timely manner or infraction will be set in motion.
 - d. Board Meetings
 - i. January-- 24th Votes will be in on the 10.3 bi law
 - ii. February—28th A central meeting place will be established with all homeowner invites.
6. *Open Forum* - Meetings not required for voting of board members
7. *Meeting Adjourned* - 8:01