

**Fox Ridge HOA**  
**Board Meeting Minutes**  
**January 24, 2012 ~ 6PM**

Start time: 6:10

1. Roll Call: Monica Manza (President), Chris Marsh (Vice President), Judy Hall (Secretary), Bill Butler and Lauri Liptac (WEB Properties)
2. Approval of Minutes from November and December Meetings: Minutes for November and December were reviewed, amended and approved as amended. October minutes are being recreated as the former secretary did not turn them in before she moved. They will be reviewed at the next Board Meeting.
3. Old Business:
  - a. Delinquencies: Chris Marsh (Vice President) motioned that in order to clear past amounts owed all delinquencies thru 2011 be charged a late fee equal to the yearly dues amount of \$100, which will equal \$200 a year. If not paid by the end of April 2012 an additional \$100 will be added to each year that is late, for a total of \$300 per year. Monica Manza (President) seconded the motion and the motion was passed unanimously.
  - b. Insurance: All forms have been submitted for quotes. WEB will update as they receive quotes.
  - c. Architectural Committee: A note will be put on the web page for a notice to home owners to be aware of discussion at February meeting.
  - d. Monthly Reports: WEB Properties will re-submit monthly reports to all board members.
4. New Business:
  - a. Fine Structure for ongoing CC&R Violations: Tabled until future meeting.
  - b. Outstanding Payables Update: \$4,668.05, owed to WEB Properties, Inc. All other invoices have been paid as of today. Bank Account Balance is \$1,546.20.
  - c. Management Issues:
    - i. Infractions notices: Only sending notices at this time. Some home owners are complying and some are not.
    - ii. Garbage Can infractions: Chris Marsh (VP) motioned to amend section 8.6 (disposable items) to state each home owner may have 1 trash can visible with secure lid against the home at all times other than trash pick up day. Monica (P) seconded the motion and motion passed unanimously.
    - iii. Votes received so far on amending Article 10, General Provisions, Section 10.3 - (38 Yes) (31 No).
    - iv. Jeff Payne of WEB Properties, Inc. did snow removal.
  - d. Board Meetings:
    - i. February 28, 2012 at 6PM at City Hall Special Home Owner Association Meeting - postcards will be sent out notifying all homeowners
5. Open Forum
6. Meeting Adjourned: 8:03