

**Fox Ridge HOA
Board Meeting Minutes
March 20, 2012 ~ 6:00PM**

1. **Roll Call** – Monica Manza President, Judy Hall Secretary, Bill Butler & Lauri Liptac WEB Properties, Inc. and 11 Home Owners (see attached Sign In Sheet)
2. **Approval of Minutes from October and January Board Meetings and February Special Home Owner Meeting** All were approved as typed
3. **Old Business**
 - a. **Delinquencies** - \$18,998.39 in Outstanding Homeowner Dues. This is made up of 44 home owners, which is 24%.
 - b. **Insurance** – Quotes is \$1,295.00/yr for liability and an additional \$770/yr for Director and Officers Insurance. The Board requested to see coverages and then would have questions for the Broker.
 - c. **Architectural Committee** – An Architectural Committee is needed. The committee regulates/recommends to the Board yes or no on Architectural requests and the Board then votes to approve or disapprove requests.
- Per your CC&R's Article 9 after ten (10) years from the date of the recordation Owners shall have the power to appoint all of the members of the Committee. The Committee shall not be less than three (3) members. Fox Ridge is looking for volunteers to serve on this committee. We will include in the Spring Letter a request for anyone who would be interested in serving in this capacity.
 - d. **Fine Structure for Ongoing CC&R Violations** – WEB Properties will propose language for Board to consider on fines. Infractions and fining is to enforce CC&R's.
4. **New Business**
 - a. **Fine Structure for ongoing CC&R Violations** - Covered above
 - b. **Outstanding Payables Update as of today** - \$2,329.59, Account Balance is \$1,024.17. We are short on cash flow by \$1,305.42 to date.
 - c. **Quarterly Mailing** - To include: Dues Invoice, Notice of Annual Mtg with Agenda, proxy instructions

d. **Annual Meeting Agenda** – Tuesday, May 1st, 6pm at City Hall

- i. Voting Percentage
- ii. Quorum
- iii. Infractions and Fines
- iv. Expand Board to 5
- v. Plan to Reduce Dues

e. **Website** – minutes from Board Meetings will be posted on the site once the Minutes have been approved by the Board. WEB Properties, Inc. has been in contact with the website manager and will make changes once he has a chance to meet.

f. **Management Issues**

- i. **Infraction update** – Over 50 infractions sent since October and most have complied. WEB Properties looks for garbage cans, debris, fences, cars in disrepair, landscaping not completed, etc..
- ii. **Home at 812 Angie** – trash has been removed
- iii. **Votes received so far** – (50 Yes) (41 No) No Quorum yet on Article 10 Section 10.3, will be brought up again at Annual Meeting if we have a quorum. It was suggested that a change be made from 75% or 60% or 66% instead of 51%.

g. **Board Meetings**

- i. June 12, 2012 at 6PM at City Hall – postcards will be sent out notifying all homeowners
- ii. September 11, 2012 at 6PM at City Hall – postcards will be sent out notifying all homeowners
- iii. December 11, 2012 at 6PM at City Hall – postcards will be sent out notifying all homeowners

5. **Open Forum**

- a. Proposed to have a Committee to Review and Rewrite the CC&R's
- b. Board Voting Power was discussed to expand the power if proper notice was given to all home owners and proxy ability was provided and still not enough for a quorum.
- c. Website – discussed having a section for classifieds be put on website? Also need to review and make sure most current CC&R's are on website
- d. Budget Update – where are we spending money?

6. **Meeting Adjourned** - 7:15