

Fox Ridge HOA Board Meeting Agenda *Minutes*

May 1, 2012- 6:00PM

Start meeting at 6:02

- 1. Roll Call and Introductions:** *Judy Hall, Monica Manza, Chris Marsh, Lauri Liptac, Bill Butler and several homeowners. Proxy votes reviewed.*
- 2. Approval of minutes from March Board Meeting:** *Minutes review and approved by board.*
- 3. New Business:**
 - a. Quorum Requirements:** *Did not have quorum in attendance, Bill Discussed input of legal person to change CC&R without a quorum. Article 10.5 under exceptions recommended the board continue as if there were a quorum. If a problem persists in the future the board will have proof of attempt to have a quorum.*
 - b. Voting Percentage- 51% or other options- Requirements:** *51% of quorum wins the vote.*
 - Q- What do you feel comfortable with as a quorum? Asked by homeowner.*
 - A- Board + 10 homeowners (1 per home) present + proxies or board + 15 proxies. At announced meeting and agenda posted 10 Homeowners and majority of board present then it's a quorum.*
 - Chris Marsh mad motion to pass quorum, Judy second the motion.*
 - 25 yes's*
 - 2 abstained*
 - c. Financial Report:**
 - i. 2011 Income & Expenses:** *\$27, 317 in total expenses= \$151.76 per household. Lauri will send comparison spreadsheet. Discussed financials to Homeowners.*
 - ii. 2012 Budget and reducing Future Dues:**
 - iii. Outstanding payables:** *As of yesterday all last year's bills are caught up.*
 - d. HOA dues Comparison study- Kent Reitmeier-** *Kent was unable to attend meeting because of illness. Cheney- HOA \$120.00 every quarter, Liberty Lake \$150.00 month.*
 - e. Delinquencies:** *\$20,510.00, \$15,000.00 in dues the rest is late fees. 4 of 12 have paid up, 2 homes are in foreclosure and banks are expected to pay. The next step is to lien home on those not paid amnesty.*

f. Infractions & Proposed Fine Structure for ongoing CC&R Violations: *Lauri will send proposed fine structure. Discussed liens, violations etc. With homeowners present. Chris made motion on fine structure, Monica second the motion, homeowners present voted. 25-yes, 2 abstained*

g. Architectural committee—At least 3 members to include on architect: *Josh Conners and Scott Smith volunteered for committee; Bill will find an architect to meet with these volunteers*

h. CC&R Revision Committee: *The board would like to establish a committee to revise CC&R's & Bylaws. Committee will make recommendations, board and committee will vote on recommended changes. * Ken beardsly, Kent Reitmeier, Nicole conners, Wendy Ramsy, and Chris Marsh will be that committee.*

i. Reserve Study: *Jan. 2012 law started. Stating every HOA has to have a reserve study done by a reserve study group. A vote can be made to have it done yearly or to put it off for a while. Bill will put out for bids for next meeting. Reserve study explained.—Any 1 time large expense within HOA. To put \$ aside in reserve in case it's needed. Required by state to have study done but not required to have reserve.*

j. Insurance- Premium \$2065 inc. Liability and Director and officers, 1 mil. *Board discussed bids for ins. Lowest bids- A+ rated company, Chris made a motion, Monica second vote. Vote from homeowners present: 26 yes, 1 abstained.*

k. Expansion of Board to 5 members: *Management company recommended expansion of board. Monica--- 1 year remaining, Chris---2 years remaining, Judy---2 years remaining. Motion set forth by Monica to set terms of current members' time left in office. Chris second motion and homeowners present voted. 26—yes, 1 abstained.*

a. *Discussed why we need 5 members instead of 3, Board needs majority during board meetings to make decisions.*

b. *Vote on increase board members, Chris set forth motion, Judy second motion, discussion closed, homeowners voted,— 26 yes, 1 abstained .*

c. *Nominated and voted Josh Conners and Dana Durak, 25-yes, 2-abstained.*

l. Board elections

m. Website

n. Board Meetings

i. June 12, 2012 6pm

ii. September 11, 2012 6 pm

iii. December 11, 2012 6 pm

postcards will be sent out notifying all homeowners

Left
Larry,
Lauri
Finished
NAES

4. Open Forum

5. Meeting Adjourned