

Fox Ridge HOA Board Meeting Minutes September 11, 2012 ~ 6:00PM

1. Roll Call & Introductions

Monica Manza President, Chris Marsh Vice President, Judy Hall Secretary, Dana Dvorak and Josh Connors Members at Large, Bill Butler, Don Wilhelm and Lauri Liptac WEB Properties. In addition 5 home owners were in attendance (see sign in sheet).

2. **Approval of Minutes** - May Annual Meeting and June 12th Board Meeting Minutes
Minutes were approved as typed.

3. Old Business

a. Board Resolution –

- i. Fine Enforcement Program – Bill explained the resolution for fines
- ii. Garbage Can Allowance – language was added to the resolution
- iii. Quorum and Voting Percentage

Those with infractions will get notice with resolution once resolution notice is recorded.

b. Architectural Committee – Chris Morlan

Bill talked with Chris Morlan who is the architectural committee chair at Ridge at Hangman. He would charge the HOA \$100/hr. Protocol would generally be that the home owner would submit their plan to the Architectural Committee for review. The committee would review and then have a quick meeting. Chris said that most requests would take typically an hour of his time. The roll of the committee members is to make sure plans are in the spirit of the HOA, to protect the Fox Ridge HOA and stand up for home owner rights. The Architectural Committee will meet in October or November to meet with Chris Morlan.

c. CC&R Revision Committee –

The CC&R Committee has formed, but has not met. Ken Beardsley who is one of the members is currently on vacation.

d. Reserve Study - \$600

The reserve study will determine the life expectancy of the sidewalks and fences along Graham, as well as, the sidewalks that wrap up the entrances. The study will determine an estimated cost to replace. Due to the fact that there are very few common areas in Fox Ridge it is unlikely that dues will have to be raised as a result of this study. Bill recommended that Fox Ridge get a study completed. Chris Marsh motioned that a study be done for not more than \$600. Dana Dvorak seconded and the motioned carried with all in favor.

e. 10 Vacant Lots up on Courtney Court

The vacant lots on the top of Courtney Court were never recorded as part of the Fox Ridge HOA. The paperwork to deed them into the HOA was never signed by both parties. The City of Medical Lake staff report of July 6, 2004 approving the lots for development does not reflect the upper lots as being part of the Fox Ridge HOA.

f. Trailers & Boats in Streets & Driveways

WEB Properties continues to notice the home owners and will begin fining them once the approved fine structure is recorded.

g. Delinquencies

Delinquencies are \$19,191.00, which is down from the June amount of \$20,870.00. It was discussed to send a compliance notice to all home owners over \$600.00. This notice would give them 10 days to comply or work out a payment plan with the HOA before they are sent to legal. If they do not then liens will be filed on their home and legal will then write a demand letter. The home owner is responsible for all legal fees.

4. New Business

a. HOA Dues Comparison Study – Kent Reitmeier

Qualchan pays \$23.00 a month. Chris Marsh motioned to remove this from Agenda and Judy Hall seconded it, all were in favor of removing it.

b. Financial Report

- i. The Audit for 2011 will be posted on the website; there were no issues or discrepancies.
- ii. August Financials – see Cash Flow, we are close to budget. One item of note is that the lawn mowing is \$300 a week; we will have that re-bid this Fall. It was emphasized that in the past a lot of trees have been lost to bugs, so spraying every year is a must.

c. Board Meetings

- i. December 11, 2012 at 6PM at City Hall – postcards will be sent out notifying all homeowners.
- ii. 2013 Board Meetings will be set at the December Board Meeting.

5. Open Forum

Board members were getting phone calls on their personal phones from other home owners. It was concluded that this was occurring because of their phone numbers being listed on the website. WEB Properties will remove board member's phone numbers immediately.

Safety issues were discussed along Graham were the sidewalk runs along the fence, that some home owners dogs were digging under the fence and could pose a threat if they were to get out in the future. Cracks, grasses and weeds in sidewalks as well as ants were discussed as matters that needed attention.

Home owners that were having issues with their driveways and sidewalks peeling up due to too much water and drainage issues were looking for solutions or what type of recourse they had. One home owner said they could take it to the City, but it took them three years.

What can be done about vacant houses? WEB Properties continues to infract, will lien when their outstanding dues get to be over \$600.00 and also tries to contact the parties responsible whether it be a bank, mortgage company or home owner.

Fence staining has been addressed and home owners will be fined in the early Summer if they do not stain their fences once they have been notified.

6. Meeting Adjourned – 7:50pm