

Fox Ridge HOA Meeting Minutes March 25, 2014 - 6:00PM

1. Roll Call & Introductions- Start at 6:02. Monica Manza (president), Dana Dvorak (Vice President), Judy Hall (Secretary), WEB Properties; Nikki Bardwell & Bill Butler. 2 additional homeowners; Judy Mahoney & Scott Smith.

2. Approval of Minutes from November 12, 2013 Meeting: Approved

3. Old Business: CC&R's committee is installed and no progress has been made.

a. Architectural Committee Report:

i. 812 E. Angie approved to install fence. The fence is completed.

4. New Business:

a. Financial Report:

1. Account Balances: \$6,970.51 in the operating account
2. Delinquencies: \$32,098.57, \$23,408.00 of the delinquency is covered by liens. Liens are active.
3. Delinquencies brought current:
810 E. Angie - Secretary of Housing & Urban Development paid \$1,664.00
812 E. Angie - AT Enterprises, LLC paid \$3,929.00

b. Management Issues:

- i. January & February Drive Through's
 1. 2 – 1st Notices.
 2. 4 – 3rd or more Fines
 3. 2 - Thank you Letters

- ii. New Liens to be filed:
 1. 820 Fox Ridge owes \$1,315.00
 2. 1018 Fox Ridge owes \$470.00
 3. 1112 Fox Ridge owes \$660.00
 4. 719 Joshua owes \$872.00
 5. 1112 Olson Hill Ct. owes \$740.00

c. * Impending Lien notices will be sent; homeowners will have 2 weeks to respond, if they don't respond WEB files a lien & sends the homeowner a copy of the lien with a request for payment. 2 weeks to 1 month later, if nothing is heard, the homeowner is charged \$100 for attorney to write a letter to the homeowner demanding payment. Will make 12 liens after these 5 are added. Request to begin lien process on the next 5 highest delinquencies: Board voted to move forward on processing these liens.

d. Upcoming Board Meetings:

2nd Qtr. - May 13, 2014

3rd Qtr. - August 12, 2014

4th Qtr. - November 11, 2014

5. Open Forum:

6. Lawn Care bid were gathered, and C&C will continue maintenance with bid of \$7,045.00

7. Planning to replace red rock in medians

8. Possible business based on Tara Lee, will look into CC&R regulations to let homeowners know of the renters violation.

9. House on Tara Lee with incomplete fence in back yard exposing their pool to some neighbors. Has been a complaint. WEB requested homeowner call with address.

10. Fox Ridge Rd and Tara Lee fence in need of repair

11. Stop signs are wanted in neighborhood. Homeowners need to go to the City and talk to code enforcement.

12. Fence on Graham Rd needs repair. WEB Properties, Inc. will schedule the work.

13. Graham Rd has large collapse area needing patching & the City is responsible for that.

Adjournment 6:50 pm