

**Fox Ridge HOA Special Home Owner Meeting**  
**Tuesday, February 28, 2012 - 6:00p.m.**  
**Medical Lake City Hall Auditorium on the 2<sup>nd</sup> Flr**

**Meeting called to Order at 6:01 pm**

1. **Roll Call** - Monica Manza (President), Chris Marsh (Vice President), Judy Hall (Secretary), Bill Butler and Lauri Liptac (WEB Properties, Inc.), 40 home owners in attendance (includes board members), listed on attached sign in sheet.
  
2. **Management Company** - Board interviewed several management companies, decided on WEB Properties and per legal counsel believe the Board has authority to make this decision in the Covenants, Conditions, Restrictions and Reservations For Fox Ridge. Per page 7, Article 5 Duties and Powers of Fox Ridge HA, 5.14 c.  
**Main concern was how the board was able to raise the budget by hiring WEB Properties without the vote of the home owners.** Explained that in the CC&R'S it is the right of the board to hire a management company without the vote of the home owners. Bill let it be known to all who attended that if a majority per the CC&R's decided they did not want the Management Company after the Annual Meeting, he would cancel his contract going forward from that point. Majority of the home owners who attended the meeting, by show of hands, agree to have a Management Company (only two voted no).
  
3. **Dues Increase** - Covenants, Conditions, Restrictions and Reservations For Fox Ridge Page 6, 4.3 states that "...the Board shall determine and fix the amount of the general annual assessment(s) against each Lot in Fox Ridge..."  
The reason the Board needed to raise the dues is that for the last couple years there was not enough being collected to cover expenses.  
2009 - \$112 per home per year spent  
2010 - \$187 per home per year spent  
Reserves were being used to make up the shortfall each year, but those are depleted and at year end 2011 there was a deficit. The dues being collected were not enough per home to cover all expenses.
  - a. Another item of note for dues increase is that there is no insurance in place to cover the Fox Ridge HOA if any accidents happen. The Board felt this was very dangerous and if sued could lead to special assessments and even liens on every lot in Fox Ridge.
  - b. HOA is responsible for snow removal, rock replacement in designated areas, trees maintenance, sprinkler repair, etc. WEB Properties has their own in-house

maintenance for these things, which will save the HOA money in not having to call individual vendors when a need arises.

- c. What dues are for? Tree replacement, water bill, sprinkler repair, winter snow removal, median maintenance, lawn mowing, electricity, spray, fertilizer, administrative expenses/office expenses such as postage and copies, taxes and licenses, payroll for maintenance, payroll taxes & workmen's comp., management fee, and other facets of managing the HOA.
- d. Budget will be discussed at Annual meeting.
- e. Study for reserve will be done this year by a an outside firm (required by Law)

**4. Changes to Garbage Can requirements and Late Fees on Delinquencies - See January Notes.**

- a. At the last board meeting the Board voted to only allow one trash can in view in front of each house, against the house or garage on any given day. On trash day is the only day several trash cans can be on the curb. All other trash cans must be kept somewhere other than in front of the home on all days except for trash pick-up day.
  - i. 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.
- b. Delinquencies were discussed as per last months vote
  - i. 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.

**5. Proposed Voting Requirements in CC&R'S -** Postcards were sent for voting to amend Article 10, General Provisions, Section 10.3, Amendment, that currently states the CC&R's (Declaration) may be amended at "any time by a 75% affirmative vote" be changed to 51% affirmative vote.

- a. It was suggested a super majority of 66% or 2/3 may pass easier than 51%. This will be discussed at the annual meeting and voted on if there is a quorum at the annual meeting.

- b. A form for Proxy vote is needed for absent voters, if you are voting proxy for someone not able to vote you have to sign in for all proxy votes and turn in all forms PRIOR to meeting.

**6. Quarterly Board Meeting Schedule - Tuesday, March 20<sup>th</sup> @ 6:00pm City Hall**

- a. April - No Meeting
- b. Annual Meeting - Tuesday, May 1<sup>st</sup> at 6pm at City Hall
  - i. Vote to change Article 10
  - ii. Quorums
  - iii. Infractions and Fines
  - iv. Propose expanding Board to 5 people board
  - v. Plan to reduce dues
- c. June – 12<sup>th</sup> at 6pm at City Hall
- d. September - 11<sup>th</sup> at 6pm at City Hall
- e. December - 11<sup>th</sup> at 6pm at City Hall

**7. Open Forum if we have quorum - No quorum, so Fines were not discussed**

- a. Monica Manza (P) set forth the motion to ratify the decision of hiring Management Co. Chris Marsh (VP) seconded the motion to keep the Management Co. Show of hands of home owners' in attendance to keep Management Co. majority in favor (only two against). All board members agreed and motion passed unanimously.
- b. Call to vote to ratify the increase of dues to \$240 per budget for 2012 was motioned by Monica Manza (P), seconded by Chris Marsh (VP) then was put up for discussion by home owners. All were in favor except two. Motion passed unanimously.

**Meeting adjourned - 8:41**