

Red Fox Hills HOA Annual Meeting
4571 Tally Ho Trail
March 7, 2013

Meeting Minutes

7:00 Gathering and Greetings

7:15 Meeting Call to Order:

- Welcome and introduction of Board and staff Kathi
 - *The meeting was called to order at 7:14 pm*
 - *16 residents were in attendance*
 - *Board members in attendance were introduced. Jon Skuba was introduced as the accountant. Joni Severson was introduced as the outgoing landscape staff person, and Anne Pinchack was introduced as the incoming landscape staff person.*

7:20 Pool Report

John/Cindy

- Introduction of current and prospective pool staff
 - *Seana and Sammy Zimmer were introduced as the incoming pool parent and youth manager, respectively. Cindy Green, the incumbent pool parent, informed the residents that her family has made an offer on a house in Gunbarrel Green, which poses questions regarding the status of the incumbent pool manager position. It was subsequently decided that she and her daughter, Emily, will fill out their summer 2013 role as pool parent and youth manager.*
- Report on 2012 season and Plans for 2013
 - *See separate pool report.*
 - *Cindy got a quote from City Lock for \$718 to re-key the pool. A suggestion was made to get another quote from Buffalo Lock.*

7:30 Financial Report

Gurudev/Jon

- *Jon Skuba gave the financial report. See separate financial report.*
- *Highlights included: Financials showed a net loss this year only because of the front entrance project that was planned and approved by the board last year to use net assets accumulated in prior years. Irrigation expenses were high but the issue has been addressed by the landscape company. Compliance with dues payment has been good. A comment was made that dues are still very reasonable, and, perhaps may have to increase to fund future infrastructure replacements. The benefits of volunteer HOA governance were also discussed - including maintaining a reasonable cost and good service in comparison to a paid management company.*

7:40 Landscaping Report

Joni

- Report on 2012 and Plans for 2013
 - *The irrigation cost overrun was discussed, as well as the action plan to address the irrigation plan for the next year, which includes a pre-approved watering schedule and monitoring of the water bills monthly. The sprinkler system age was discussed. After a flurry of leaks and other issues a few years ago, the maintenance issues have been better for the past few years; hence the maintenance company feels a replacement is not imminent, but we should be monitoring the maintenance to determine when replacement might be warranted. If replaced, the current quote is about \$70,000; however, the replacement could be done in phases. Grounds - experience has been good - have added Red Fox Trail dead-end and weeds in gutter to the plan. Homeowners are reminded to take care of weeds in front of their property. Tree maintenance - have changed from spraying to soil injection for locusts, will spray the pines at pool due to historical aphid and mite problems. Will take a break on fertilizing this year and monitor. Entrance upgrade—see separate report.*

7:55 **Communications and Neighborhood Events** Kathi

- Reminders: Directory, Listserv, Website, Covenants
 - *Directory - Tricia Desell is requesting annual directory updates. Directory also includes the pool rules, contact numbers, etc - reminder that it is intended for resident use only. We may request distribution help.*
 - *Listserv - managed by Steve Nerem - this is a great communication tool - we encourage people to join - previous issues with solicitations etc have been controlled.*
 - *Website - useful reference.*
 - *Covenants - all residents have agreed to abide by the covenants - we try to enforce in a neighborly, light handed way - but we HAVE to enforce them. We encourage a neighbor-to-neighbor approach first when possible.*
- *Neighborhood party - Gail Coppoli will coordinate again this year, but additional volunteers needed. Last year's event was well received - 27 couples attended. April 27 is proposed as the date for this year.*

8:05 **Board Member Elections** Kathi

- Second Teen Pool Manager/Board Member Parent
 - *Sammy/Seana Zimmer (Board Member)*
 - *So moved by Jon Skuba, seconded by Joni Severson, approved.*
- Re-election of current Secretary-Treasurer to the Board
 - *Gurudev Khalsa*
 - *So moved by Skuba, seconded by Severson, approved.*
- Re-election of First Pool Manager/Board Member Parent
 - *Emily/Cindy Green*
 - *So moved Skuba, seconded Severson, approved*
- Re-election of Board member-at-large
 - *Walter Pienciak*

- *So moved Skuba, seconded Severson, approved*
- Election of 5th Board member
 - *Susan Bailhache, but she does not want to be president.*
 - *Recommended to appoint Susan to the Board and ask Board members to designate officer roles at their first Board meeting*
 - *So moved Skuba, seconded Severson, approved*

8:15 **Other HOA Business**

- *Solar Panels. A question was raised whether the covenants should be amended to cover? Not easy to do. Laws prevent us from restricting them. Architectural approval is still appropriate.*
- *Discussion re how outbuildings have been handled - this is covered in section 13 of Article IV.*
- *Question re pool manager status if Greens move out; can address with one of several options if the Greens move out before the end of pool season.*
- *Kathy opened discussion re minor increase in HOA fees to help fund reasonably foreseeable infrastructure replacements. The residents present voted in favor of a resolution asking the Board to consider a minor increase in the dues in support of increasing funds.*

8:45 **Meeting Adjourned**

Kathi

- *Kathi adjourned the meeting at 8:49 p.m.*

Submitted by Gurudev Khalsa, Red Fox Hills HOA Board Secretary