

MINUTES OF ANNUAL MEETING
VILLAGE OF FOXVIEW HOMEOWNERS' ASSOCIATION

January 24, 2022

Bill Bryant, President, called the meeting to order at 7:07pm.

A quorum was achieved with 20 attendees and 3 proxies – 23 households represented.

Minutes from the last meeting held on January 28, 2021, were reviewed and approved by motion, no discussion, and unanimous vote.

Treasurer's Report.

Delivered by Beverly Mintmire.

The 2021 beginning year balance was \$142,349. Total expenses were \$68,009. Total income collected in monthly dues, late fees and prepaids for 2022 of \$81,150. Total 2021 income was greater than expenses by \$13,141. Year-end cash balance is \$155,329.

The change to LED bulbs in all seven street lights resulted in a 30% decrease in electricity bills since the installation. Storm damage required repairs to one street light as well as the replacement of the plexiglass panels. Irrigation repair costs included a required new backflow preventer and several controllers. Asphalt repairs on Belcaro Circle were made in 2021, but not billed and paid until 2022; therefore that amount is included in the 2022 budget. Professional services included the attorney's fees for work on the bylaws and CCR's update. Postage and printing for mailing were significant given the current Bylaws requirement for notification by mail. Bank service charges were waived mid-year and will not be included in the 2022 expense budget. A new street light has been planned for the west side of Belcaro. That expense is included in the 2022 budget.

In May, 2021 a moving company knocked over a street light on Belcaro. Insurance proceeds from the moving company paid for the replacement at a cost of \$4541. Since this amount was received and immediately disbursed to Anchor Electric, it is not reflected in the 2021 budget, but is factored into the cash report.

After some discussion, those present agreed that when a property is transferred a "Working Capital – Buyer" fee be added to the closing costs. This is a common practice among HOAs. An income item of \$500 has been included in the 2022 budget. The HOA Board will determine the amount for a single transfer.

Treasurer's report was approved by motion, approved by unanimous vote.

Old Business.

Items discussed during treasurers report: LED bulbs on streetlights, entry lights replaced, and street pole replacement

Question: New LED street light is 'excessively bright', can we consider a lesser bulb? We can request to have it replaced.

New Business.

Pool needs major repairs and the pool house needs a full rehab. The pump room needs nearly completely replacing. The hot tub is still out of service. An assessment is being considered by the masters board.

Question: any idea of what that assessment might be? No firm number...three bids are in on the pool house. The pool mgmt. company has an estimate in for the pool. No estimate in for hot tub. Pool furniture needs replacing too.

Lori Tigert has requested to present some information on an update to the bylaws. Specifically to adjust them so we can communicate electronically and meet virtually. Motion made by Lori to include edits to the bylaws. Seconded. Vote is unanimous.

Nominating committee was charged to find nominees for Secretary and Treasurer. None were found. Beverly Mintmire and Chris Rowe were reelected to another two year term.

Questions:

On bylaws and CCR's, now that we all have the originals and the proposed versions, is it worth readdressing? Lori Tigert created a comparison version of bylaws that can be distributed to the homeowners. Chris Rowe will do that as soon as he gets a copy from Lori.

Discussion on how to proceed on voting for new bylaws and CCR's. Beverly Mintmire proposed to have some new eyes look at the documents. Lori volunteered to start the process. The board will work with her on how to proceed.

Should we have a repository for HOA documents so everyone can see/access the operations of the HOA? Paula mentioned the need for electronic documents for all homeowners would be helpful. The board will investigate and generate some options. Suggestion: a generic gmail account and other Google services is worth exploring over this year for shared access.

Motion was made and seconded to adjourn the meeting at 8:02pm.

Chris Rowe, Secretary