

Minutes
17 July 2024
Foxvale Farm Homeowners' Association (FFHA)
HOA Board Meeting

HOA Board Members Present?					
Laszlo Zsidai, President	Y	Linda Koppier, Secretary	Y	Brian Kainec, Communications	N
Dolly Whelan, Vice President	Y	Josh Powers, Common Area	Y	Matt Westbrook	N
Megan Stinson, Treasurer	Y	Jordan Sembower, Web Site	Y	Larry Zmuda	Y
Architecture Control Committee (ACC) Members in Attendance					
David Clark, ACC Chairperson					
Guests					
None present					

Agenda:

- Architectural Control Committee (ACC) Report
- Election of Officers
- Common Area Maintenance Report

Discussion:

- The meeting was called to order at 8:10 pm following the FFHA Annual General Meeting.
- Mr. Clark provided a report of ACC activities
 - Issues at Specific Properties discussed during the meeting and provided in his email:
 - Application: 1001 Riva Ridge Drive Entry Door. The homeowners requested approval to replace: (a) their front door with a simulated wood grain panel door; and (b) their side door with a French door painted white. Both door styles and colors are approved in the Guidelines. The ACC approved this application.
 - Application: 10712 Wynkoop Drive Garage Door Replacement. The homeowners requested approval to replace their garage door with a style approved in the Guidelines. The proposed color will match the existing color. The ACC approved this application.
 - Application: 906 McMillen Court Door & Sidelight Replacement. The homeowners requested approval to replace their existing main entry door and sidelights. The proposed color will match the existing color. The ACC approved this application.
 - Guideline Violations: 10712 Wynkoop Drive. Neighbors raised questions/concerns about storage containers and other items stored in the yard at this property. One neighbor pointed these out to a FFHA Board

Member in mid-June. An ACC representative and the Board member visited the property and took photos. The ACC sent these photos in a 27 June 2024 letter to the homeowner noting the concerns and specific Architectural Guideline violations. The ACC met online 08 July 2024 to discuss this. Three members met with the homeowners at the property on 12 July 2024 to discuss the issues and agree on steps to address them. The ACC sent a letter dated 15 July 2024 confirming the 12 July 2024 agreements and the standard 30-day time period to take remedial actions. Mr. Tom Hixon may have more information about this situation. Post meeting note: Mr. Clark shared the letter and accompanying photos sent to the homeowners with the HOA Board.

- The ACC continues to work on updated ACC guidelines. The ACC met online 08 July 2024 to follow-up on edits/revisions issued to the committee after their 30 April 2024 in-person meeting. New comments were collected and work will resume later this month. The goal is to have a comprehensive update for review with the HOA Board early in the 4th quarter.
- Election of Officers
 - Laszlo Zsidai voiced interest in continuing as President. Brian Kainec, via email, stated that he was also interested in being president. The HOA Board members elected Mr. Zsidai by secret ballot.
 - Ms. Whelan suggested that we ask Mr. Kainec if he would like to serve as Vice President.
 - Megan Stinson will continue as Treasurer.
 - Linda Koppier will continue as Secretary.
 - The board voted to continue the Architectural Control Committee.
- The May 2024 HOA Board meeting minutes were accepted.
- Mr. Sembower read through the summary of the 2024 Foxvale Farm Community Survey that Mr. Kainec provided via email prior to the meeting. The HOA Board tabled the vote on what to include on the web site from the survey until the next meeting.
- The motion to adjourn was unanimously accepted and the meeting was adjourned at 8:45 PM. The next scheduled meeting of the HOA Board will be held 10 September 2024 at the Great Falls Library.