

**Florence Overlook Homeowners Association (FOHOA)**  
**Minutes of Board of Directors Meeting 2018/3**

**May 17, 2018**

**7:30 PM**

**Beckham Residence, 6142 Stegen Drive**

**Website: <https://sites.google.com/site/fohoasite/>**

**Called to Order:** The meeting began at 7:30PM.

**In Attendance:** Jeffrey Bobich (Pres), Lee Beckham (V-Pres), Carol Joyce (Sec-Treas), and Carol Klase (ARB). Gene Clayton (6138 Stegen Dr.) was present for the duration of the meeting, while Ann Sturner (6134 Stegen Dr.) and Lauren Savignac (6140 Stegen Dr.) were present until conclusion of the Open Forum.

**Agenda Approval:** The agenda as prepared by Mr. Bobich was approved with minor changes.

**Minutes Approval:** The Secretary summarized the minutes from the March 2018 meeting and the minutes were approved as submitted.

**OPEN FORUM:**

- **Trespassing and Common Area Concerns.** On April 19, 2018, [REDACTED] launched an email to the President expressing concerns with trespassing and damage to the common area behind Stegen Drive homes that abut the back of homes from Beech Tree Drive (a neighborhood not part of the FOHOA). In response to this email, the President met with [REDACTED] on April 29, 2018, and observed loose fence wire (as a possible tripping hazard), litter, several down trees, two trees leaning on each other, and poison ivy. Children have been playing in this area for quite some time. There was a fort, which [REDACTED] took down (on his own), and there is reportedly a teepee further down. The President surmised that children from outside of the FOHOA were playing in this common area. As a result, the following plan was discussed:
  - The President will contact Sentry Management to discuss the common area concerns.
  - Email FOHOA and Huntington Forest Communities about the hazards of this common area. Carol Klase will assist in identifying the POC for the latter community.
  - Place “No Trespassing” signs in the common area, which should cost no more than \$100.
  - Cut down tree one tree that appears to be dead and a possible hazard. Estimated value of \$800-1,000 to cut down. Vote by Board members noted below.
  - Identify Beech Tree homes and provide flyer to warn of hazards of the common area, and that use of this area constitutes trespassing.
  
- **Other Open Forum Discussions.** The President opened up discussions to other members of FOHOA.
  - [REDACTED] informed the BOD that there were trash cans displayed in public view on days other than trash day, and that it was in violation of the Homeowners’ Rules. She

further stated that some homes had mold and mildew on their siding, and some homes have rotting wood. As a result, the President recommended that an email to the FOHOA residents be distributed after the June 3rd picnic reminding residents of the following:

- Trash cans are only to be in public view on trash day;
  - Moss, mold, mildew, and rotting wood should be removed;
  - Regular maintenance should be conducted on house trimmings; and
  - A reminder that the Architectural Review Board (ARB) conducts periodic inspections to ensure homes are compliance with the FOHOA rules.
- In addition to the above, [REDACTED] asked about [REDACTED] and what, if anything, is being done to resolve the many issues this home poses to the market value of other homes. The President provided an update.

### **OLD/CURRENT BUSINESS:**

- **Planning for Spring Fling Picnic, Sunday June 3:** Discussions involved the planning of the upcoming Spring Picnic. The Secretary reserved the Bouncy House from Ft. Belvoir at \$275.00 (including the refundable \$100.00 deposit) and will supply the tents. The President and Vice-President will handle the food and condiments. The President will supply a grill and inquired about other grills. Carol Klase will check to see if Roy will provide grilled chicken again.
- **Planning for Annual Meeting, Wine and Cheese Social, for Oct 14.** The plan is to advertise this event at the June 3<sup>rd</sup> picnic and put out a sign-up sheet to see if anyone will volunteer to host the annual meeting at their home.
- **Meeting Schedule for Upcoming CY 2018 Board Meetings.** The Board members discussed the upcoming board meetings. There were no changes from what was discussed at the March meeting. Next BOD Meeting will be at Carol Klase's residence on June 28, 2018.

### **NEW BUSINESS**

- **Treasurer's Report.**
  - **Review of FOHOA 2017 Tax Returns:** The Secretary mailed out the taxes in April, with no issues.
  - **Review of Budget:** The recent financial report reflects that the budget is tracking as predicted.
    - **FOHOA Dues Update:** The Secretary explained the status of the homeowners' dues; 1 resident still outstanding for 2018, and 1 resident in arrears for both 2017 and 2018. President will contact Sentry regarding delinquent payments.
- **Board of Directors' 2018 Plan of Action**
  - **Update to FOHOA Directory and Plat:** The President passed that he is updating the email roster of residents and owners and reviewing the plat to ensure all information is correct.

- **Communications to the Community:** Still working to ensure residents are aware of the Greater Wilton Woods web site and developing an overall communication plan.
- **FOHQA Site and Web Forums:** The Vice-President informed the Board that the FOHQA Google sites are accessible but was still unable to locate the Facebook page.
- **ARB Update**
  - **Architectural Request:** The ARB representative informed the Board members that the resident of 6208 Florence Ave had their windows installed as approved; and the resident of 3403 Rebecca Jane Way was approved for window wrapping.
  - **Architectural Concerns:** The Board members discussed that the resident at [REDACTED] [REDACTED] needs to have her shutters painted.
- **Executive Session:** The President asked for a vote from the Vice-President and Secretary to remove a tree from the common area behind [REDACTED] (6140 Stegen Drive). The cost of removing this tree could range from \$800-1,000, as noted above. The Secretary asked to defer her vote until she was able to see the tree. The President and Vice-President agreed but disclosed their votes at this meeting.

**Next meeting:** Thursday, June 28, 2018, at Carol Klase's home.

**Meeting adjourned at 9:30 pm.**

**Respectfully submitted,  
Carol K. Joyce  
Secretary/Treasurer**

**Florence Overlook Homeowners' Association (FOHOA)**  
**Board of Directors Meeting 2018/3**

**May 17, 2018**

**7:30 PM**

**Beckham Home, 6142 Stegen Drive**

Attendees: Board Members Lee Beckham, Jeff Bobich, Carol Joyce, and other interested attendees.

**I. Opening 7:30 PM**

**II. Approval of the Agenda**

**III. Approval of the Minutes from the 3/15/18 Board Meeting**

**IV. Open Forum**

- a. Concerns regarding trespassing and damage to common area behind Stegen Drive homes
- b. Other open forum discussion items

**V. Old-Current Business**

- a. Planning for Spring Fling Picnic, Sunday June 3
- b. Planning for Annual Meeting / Wine & Cheese Social, Sunday October 14
- c. Meeting schedule for Upcoming CY 2018 Board Meetings

**VI. New Business**

- a. Treasurer's Report
- b. Board of Directors 2018 Plan of Action
  - i. Update to FOHOA directory and plat
  - ii. Communications to the Community
  - iii. FOHOA Site and Web Forums
- c. ARB Update

**VII. Open Forum**

**VIII. Adjournment**

**IX. Executive Session**