

Fox Ridge HOA
2018 Annual Meeting of Homeowners
May 8th, 2018 7:00 PM
Minutes

1. **Roll Call & Establish Quorum** – Homeowners were directed to turn their ballots in, if they are ready. It was mentioned that Questions can be asked of the Board and candidates after the financial report.
 - a. Board of Directors – Dana Dvorak, David Erickson, and Nicole Richards were present. With three directors, a quorum was present.
 - b. Homeowners in Attendance – Seventeen homeowners were present per the sign in sheet.
 - c. WEB Properties Inc. – Eric Lundin was present for WEB Properties.
2. **Financial Report as of December 31st, 2017** – Eric Lundin
 - a. Income for 2017 was up \$10,765.59 from budget, mostly due to delinquency collections.
 - b. Expenses in 2017 were up \$9,757.34 from budget, mostly due to water reimbursement from 2016 to the City, additional snow removal supplies and expenses, sprinkler system repairs, and fence repairs.
 - c. The account balance at the end of 2017 was \$468.97, however, the HOA had approximately \$1,800 in outstanding liabilities it could not pay that were satisfied in January.
 - d. As the report was being given, homeowners had several questions about income and expenses. It was explained that income was up due to collections, and that money was mostly spent on the water reimbursement, and fence repairs. Homeowners requested more detailed reporting at the meeting.
3. Financial Report as of April 30, 2018
 - a. Income is up \$6,827.06 to budget. This is due to delinquency collection and special assessments.
 - b. Expenses are down \$1,808.87 to budget. Payroll, legal, and snow removal are all under budget.
 - c. The operating account as of April 30th was \$20,434.90. This is due to the special assessment, and delinquency collections. It was explained that an agreement was reached with the homeowner of 1008 E Tara Lee Ave that generated \$3,841.00 to the HOA.
4. Election of Three Directors Positions –
 - a. There were no floor nominations brought forward. WEB Properties counted the final votes, and announced the preliminary results. There are three candidates, and three open positions. All candidates received votes, Dana Dvorak received 11 votes, Mitch Hardin and Tom Bonsant both received seven. Keith Anselmo received two write-in votes. Dana, Mitch, and Tom were elected to the Board.

5. 2017, 2018, & 2019 Initiatives

- a. Delinquencies – In 2017, the Board slowed legal actions to focus on fence repairs and to be sure we were spending money wisely. The Board currently has liens against five homes, and may begin legal actions this summer. These five liens together account for \$9,660.00 in delinquencies. The board has already collected \$3,841.00 from its efforts so far this year.
- b. CC&R Enforcement – In 2017, the Board changed CC&R enforcement in three important ways. First, it set up rules and regulations to allow homeowners to reasonably store their garbage cans in the front yards of their homes. There was a concern that this would lead to garbage cans and refuse spilled throughout the HOA, but this problem has not developed. The second step it took was to institute a second courtesy notice of infraction before assessing a fine for a violation of the CC&R's. Previously, an owner would get one courtesy notice of infraction, and then a \$50.00 fine. Now a homeowner in violation of the rules will get two courtesy notices, and then a fine. We believe this has been a better system for homeowners at the Fox Ridge HOA. Finally, the Board relaxed RV violations from May to September when homeowners usually enjoy their RV's.
- c. Fence Repairs – In 2017, the Board approved several fence projects. WEB maintenance engineers repaired approximately 20 frost heaved posts along the vinyl fence. In addition, they repaired or replaced several wooden posts, broken slats and cross-boards on the common area fence. In the fall, your Board and management got together and evaluated the condition of the fence, and determined that a replacement plan needed to be pursued. The Board has received bids to replace the wooden fence for \$65,000.00 to \$85,000.00. Currently, the Board is working on funding options because we have not found grants for maintenance work through local channels. The Board asked for homeowners in attendance to vote on whether they would like one Special Assessment to pay for the fence, or if homeowners would like to spread the cost over several years. Everyone in attendance voted for a one-time assessment. This assessment was estimated to be in the range of \$350.00 to \$450.00. It was suggested that if a new fence was built, the CC&R's could be changed to deed the new fence to homeowners.
- d. 2017 and 2018 Landscape Improvements – In 2017, there were two major sprinkler expenses. First, a break in the supply line in a homeowner's yard cost approximately \$2,500.00 to repair. In addition, the Board approved a \$1,200 project to change out sprinkler heads and calibrate the sprinkler system to increase water efficiency. Rocks were added to the rock beds, and the two trip hazards along Graham Road were repaired. In 2018, the Board has been granted permission to zero-scape the islands at Fox Ridge Road and Tara Lee. However, these projects are on hold pending the outcome of fence repairs.

6. Open Forum

- a. Ted Olson asked homeowners in attendance for suggestions on how to spend allotted funds on Wilcox Park. He can be contacted through City Hall with feedback and recommendations.

- b. A homeowner was concerned about the bidding process, and was concerned that the lowest bidder, Neighborhood Lawn and Tree, wasn't picked. Neither WEB Properties nor anyone on the Fox Ridge Board has any record of a bid received from Neighborhood Lawn and Tree. However, they are welcome to bid going forward. The landscaping for Fox Ridge will be bid out for 2019.
 - c. A homeowner recommended contacting WSU/EWU schools of engineering and grant-writers to see if there are any funds, or ways to save the HOA money on the fence project. It was also suggested that Ben of Re-imagine Medical Lake
 - d. The next meeting was scheduled for Wednesday, August 1st at 7:00 PM.
7. Adjournment was at 8:40 PM