

**Villages of Fox Run**  
**Home Owners Association Board Meeting Minutes**  
**September 29, 2011**

**1. Landscaping**

- a. Trimming throughout the community will get done in the next few weeks
- b. Maple Trees did well this year; some mature trees are too big for some of their locations – will be brought up during annual HOA meeting to all residents. Will need to discuss options available other than tree removal. Perhaps someone at the meeting will volunteer to do an analysis throughout the community.

**2. Financial Issues**

- a. Reviewed August 2011 financials
- b. Discussed Delinquency report

**3. Communications**

- a. Fall Newsletter will add a “City News” section on page 3 in the blank section
- b. Annual Meeting set for Saturday, November 5<sup>th</sup>

**4. Pool**

- a. Closed for the year
- b. Pool closed 9/25

**5. Maintenance**

- a. AC window unit – Lawyer advised a final effort letter; HIPAA concerns were discussed; HOA suggested to provide unit “type” options
- b. Painting community porches
- c. Gutter cleaning will be done during Nov/Dec timeframe
- d. Four Townes Lane window will be getting replaced; trouble finding a window replacement match but David is working to locate one
- e. Deck staining letters/deadline should be getting wrapped up this week or end of next week.

**OLD BUSINESS**

- a. Screen door issues in community has not yet been resolved; split doors need to be painted, as well to make them match the door colors; discussion still needs to take place during the Annual HOA meeting on best

solution to the different doors throughout the community

- b. City of Raleigh storm water issue – nothing has been paid yet

### **NEW BUSINESS**

- a. Current HOA board President, Alexis Kunold Verbic, stepping down; will ask for any volunteers to take over during annual HOA meeting
- b. VFR Annual Community Meeting/Social will take place Saturday, November 5th
- c. Refreshments for Annual Meeting will be finalized during the October HOA board meeting
- d. Home on Four Townes has an oil spill on their driveway that needs to be cleaned up
- e. HOA meeting might need to change to Tuesday nights