

Villages of Fox Run
Board of Directors Meeting Notes
February 15, 2010

Present: Alexis Kunold, Kelly O'Neill, Mary Ann Hurst, Alan Gill, David Robbins, Kalyn Bynum

Commenced: 7:00 p.m.

Adjourned: 8:20 p.m.

CPOforhire, LLC attended and gave short overview of offered services for pool maintenance.

Sam Kamunya, Owner - has serviced mostly residential accounts, with some experience with commercial accounts in college

On a regular/daily basis they would:

1. Check for safety hazards & ensure compliance w/state laws
2. Clean bathrooms
3. Check chemicals / pH levels
4. Clean pool – vacuum and skim
5. Sweep pool deck

Agenda Review:

1. Financial Issues:
 - a. Reviewed January 2010 financials
 - b. 2009 tax return done by 3/15/10 and 2009 audit completed a little later (per David)
2. Communications:
 - a. Newsletter – Alexis is meeting with Debbie Thursday evening to retrieve info./documents that Debbie has already started on. If quarterly newsletter is begun and turned over we will complete.
 - b. Content for Newsletter:
 - Pool Opening
 - General Community Reminders: Dog poop, parking, timely removal of holiday decorations, area news (new hotel & Super Walmart being constructed), kids @ bus-stop littering, BOD position vacancy, COR responsible for street/sidewalk snow & ice removal
 - Volunteers for Finance committee
3. Landscaping:
 - David is talking to landscapers on pricing for 2010. We want application of mulch as & where needed. \$48/cubic yd. is one estimate he's received to date
 - We will make the decision at our March meeting on mulch application requirements
 - Homeowner notified HOA that there are trees leaning toward townhome, could be hazardous – David checking property lines to determine responsible party for removal/trimming, etc.
4. Pool:
 - a. CPOforhire – insured, highly recommended by David
 - b. Alexis sent email to Bill about CPO for 2010. Bill wants to continue servicing the pool for 2010, even if their townhome sells. Bill is looking into an insurance policy
 - c. Pool open date: Memorial Day weekend is anticipated opening
 - d. Work needed on pool house – power washing, painting, NEW gutters attached. David will get pricing from Less Stress. David to meet with contractor.

5. Misc./Other items/Old Business:

- Catherine Tancelle resigned as Secretary of BOD; vacancy to be posted in newsletter, members of BOD will be on alert for eligible replacement
- Damage to fence @ main entrance to VFR – bottom rail is cracked
- Bulb needs to be installed in light @ South side of entrance; currently out
- Two notices were issued for violations - left on door of homeowner