

Villages of Fox Run
Home Owners Association Board Meeting Minutes
November 29, 2010

Financial Issues

- a. HOA board agreed to go proceed with property lien of delinquent HOA dues
- b. HOA agreed to revisit and establish payment plan for late HOA dues.
- c. HOA noted that at least one delinquent account has gone into bank foreclosure.
- d. HOA agreed on 2011 budget

Communications

- a. Board agreed in 2011 to distribute Newsletter that will compound 2010 year end and new updates for the new year
- b. The VFR Standards and Guidelines will be modified and defined for distribution to the community

Landscaping

- a. Discussion of upcoming mulch, planting and erosion problems
- b. David to check into shrubs that can be pruned, removed and replaced

Pool

- a. Pool closed for the season
- b. David to verify/double check the water meter to confirm if the shut off valve is in the pool house versus on the street
- c. Will start planning for 2011 season

Maintenance

- a. BMP must be maintained and inspected. The maintenance cost to VFR is approximately \$2K and inspection around \$800. Include storm water, pool water, irrigation and BMP.
- b. White fences along Fox Road not HOA property. David confirmed that the fences are actually property of the homeowners. The maintenance so far has been courtesy of HOA. HOA agreed that the current level of maintenance will remain, however David will notify the four single family homeowners of their property responsibility and line of site distance
- c. David to check lights at Malone entrance
- d. Discussion on status of deck staining in the community. How to oversee and determine who needs to stain each year to properly manage.

New Business

- a. Information on speed limit/children at play etc. signs to be gathered for discussion in January
- b. Discussion on HOA taking responsibility of painting the porches of townhomes. Gather more info for January discussion.