

Foxwood Hills Property Owners Association
Board Meeting Minutes

June 16, 2018

Attendees:

Kristie Martin, GM

Board: Hans Gray, Mark Howard, Shellie Huth, Beth Patterson, Kellye Rembert

Absent: Steve Moore

1. Mark Howard called the meeting to order
 - a. All were asked to join in the Pledge of Allegiance.
 - b. Mark reminded everyone of meeting decorum.
 - c. Mark announced that he has accepted Bob Meece's resignation.
2. The following members completed Request to Speak forms and addressed the Board (facilitated by Kellye Rembert):
 - a. Eddie Rembert reported that they have inspected the comfort stations. They have been sprayed to remove existing mold. He suggested that new fans be installed with timers. Security needs to go by often (showers are being left on hot). Materials have been ordered (at Rembert Construction Co. discount). Volunteers are needed to help with the renovations (especially from the neighborhoods with the comfort stations). Mark asked residents of those neighborhoods to be more diligent about checking the stations. He also reported on the guard shack – need to do some preliminary work (lift station). He needs \$500 at this point. This will get them to a point where they can finish the remaining work. Mark asked for a motion to fund this. Hans made the motion, Shellie seconded. Motion carried.
 - b. Regina Dunn expressed concerns about the roads in Kinston. She is legally blind, so the pot holes are a major problem. Can we do something about the pot holes? People are leaving trash out in their yards. What can we do about this? Fire pit area is an eye sore. Mark stated that we do have roads as a top priority. We will inspect those roads (new committee chair on those roads). New ACC chair asked to inspect in Kinston for trash. Mark said that we are going to look into doing something with the fire pit area.
 - c. Doug Gamber – we have a problem. Maintenance – abuse of their time (two going into town in pairs when it only takes one; out eating breakfast on company time; leisurely lunches). Negativity from head of maintenance. No logos on the vehicle that he drives. Suggested that their hours be changes to 7:30 – 4:00. As of now, their hours are 6 AM – 2 PM but the noise ordinance in Foxwood starts at 8 AM. What can they do between 6 AM and 8 AM (can't run mowers or loud equipment, etc....).
 - d. Tom Hennessey still having problems with neighbor. They are starting to catch rats from all of the garbage. Dogs barking early in the morning (before noise

ordinance) and all day long. Burning plastic. Poles that have been put in to prevent parking are pushed down in front of this neighbor's home.

3. Minutes from 4/21/18 regular session motion by Beth, seconded by Shellie. Motion carried. Minutes from 5/19/18 regular session, motion by Shellie, seconded by Hans. Motion carried.

4. Management Overview Report:

- a. Kristie presented the management report. **MANAGER'S REPORT INCLUDED IN PACKET.** Additional comments: New law passed for closings and liens, so all of these are handled by attorneys. Mowing is either caught up or almost caught up. Upgrade for security system with Blue Ridge could be around \$3000. Kristie is getting a quote. Mark recognized Kevin and Kayla for their hard work. Kevin has done a great job of training Eric and the other new cook. Door hangers with coupons have not gotten to all neighborhoods.
- b. Kristie provided a brief financial review in the absence of a treasurer. Going to get more diligent about collecting late fees.

5. New business:

- a. **Committee Updates**

Committee Charters: Shellie moved to approve the ACC Charter as written with amended statement about annual review by the chair, Beth seconded. Motion carried. Motion to approve Beautification Charter as written with amended statement about annual review by Kellye, second by Hands. Motion carried. Beth moved to approve the Social Committee Charter as written with amended statement about annual review by the chair, Shellie seconded. Motion carried.

Marketing (Deborah Williams): First annual event was a fund raiser for the Oconee County Humane Society was Fast and Furriest. Many compliments from vendors and Humane Society. Many volunteers. We had a lot of recognition by media. There will be a follow-up article when we present the check. \$1,696.00 was raised and two dogs were adopted. Many items were donated, too. Thank you note from a Humane Society volunteer was read. Deborah thanked Kristie for her role in the event. New mascot named Woody.

ACC (Danny Huth): 2 new permits (one needs Board approval for variance); 1 final approval, refund on permit issued; 3 violations that became ACC compliant; 7 violation letters mailed – 2nd notice.

Social (Debbie Freeman): Scheduling is hard due to website being down. Flotilla would be difficult due to lake level. Would be difficult for kayaking, also. For the 4th of July, starting on Saturday June 30th – BBQ contest. Hopefully, cookout with DJ Paul later in the evening, free popsicles. Sunday will be bake-off contest maybe with some live music (Kevin working on this) and perhaps an ice cream social. On the 4th, itself, Paul will be back to DJ, golf cart parade, ice cream social, presentation of the colors, National Anthem, rubber duckie contest.

Beautification (Doug Gamber): River rock had to wait for the budget but by the time this happened delivery charge went up significantly. Would have come in on Mother's Day so will put off until Spring. Flowers planted at entrance of Lodge. Mulch will be brought in following all of the activities. Work will be done early in the mornings during this heat.

Neighborhood Watch (Jenny Halbman): More people are signing up on Foxwood FB page. Meet and greet went well. Plan to do it again.

Roads (Tom Hennessey): No report, yet, as he is new to this position.

Communications (Beth Patterson): The Board has decided to go in a different direction with the newsletter and make it more member generated. Would like volunteers from the neighborhoods to be "point people" for this. Meeting attendees had the opportunity to vote on a new name for the newsletter. Will be published quarterly.

6. Old Business

- a. Exploring options for promoting POA lots for sale.
- b. Late fees will be focused on.
- c. Action Item report to be included in Board packets.

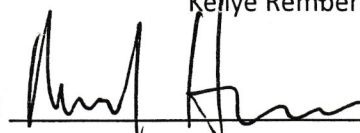
7. Shellie motioned to move to meeting to orient committee chairs, Beth seconded. Motion carried.

The Board adjourned at 10:30 a.m.

Respectfully presented by:


Kellye Rembert, POA Secretary

Approved by:


Mark Howard, POA President

7/28/2018