

Foxwood Hills Property Owners Association  
**Board Meeting Minutes**

**August 18, 2018**

**Attendees:**

**Kristie Martin, GM**

**Board: Hans Gray, Mark Howard, Louise Moisan, Steve Moore, Beth Patterson, Kellye Rembert**

**Absent: Shellie Huth**

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 called the Board into Executive session (Kellye Rembert motioned, Beth Patterson second).
2. The following members completed Request to Speak forms and addressed the Board (facilitated by Steve Moore):
  - a. Paul Alves - would like to see a web cam at meetings so that everyone can see it. Volunteered to buy the web cam.
  - b. Tom Doyle – responsibility in a property sale and communication between management and community about dues. Someone taking down seizure notices. Ginny Halbman recommended people report it (take pictures, get license plates, call County, etc....).
  - c. Nancy Doyle – communication with committees, schedule of committee meetings on website, more transparency.
  - d. Tom Doyle – What is the actual profit and loss breakdown? We will do a better job of communication this.
  - e. Patrick Coates – dues need to stay with the lot.
  - f. JP Hall - wants to know how much people who work for Foxwood Hills makes. Heard rumor about assessments. Why does the staff have to stand in the weather to smoke?
  - g. Laurretta Aiken – safety request...would like permission to trim trees. We will have maintenance/roads to coordinate with Laurretta to get the trees trimmed. Mail boxes?
  - h. Thelma Turner – legal fees/assessments.
  - i. Ginny Halbman – concerned that she doesn't see the minutes. Lack of current, on-point communication. What is the percentage of person to person sales vs. POA to person sales? Would it have benefited us if we had used an arbitrator for the lawsuit? Will we consider the web cam idea?
3. Minutes from 7/28/18 regular session amended by Mark that the legal statement is attached and attach document regarding bylaw amendments should be attached and website document be attached motion by Steve Moore, seconded by Hans Gray. Motion carried.

4. Financials (Louise Moisan) – Steve moved to approve, Hans seconded. Motion carried.
5. Management Overview Report presented by Kristie (included in packet):
  - a. CC&Rs explained as Covenants, Conditions and Restrictions.
  - b. The Board voted unanimously to purchase a new tractor at a great deal.
  - c. Lodge – Tae introduced himself. Chef Tae's ServSafe training is a recertification.
  - d. The vetting process includes showing membership cards and sign-in book.
  - e. Pool - Beth asked for feedback regarding pool hours after Labor Day. Last year it was opened MWFSS. Water aerobics needs to be taken into account. She recommended that we keep close track of numbers of people who use the pool after Labor Day. A member asked to have it opened every day even for a limited time. Hours will be taken into consideration during Executive Session.
6. New business:
  - a. **Committee Updates**

**Beautification (Doug Gamber):** Too hot and rainy to do anything.

**Neighborhood Watch (Ginny Halbman):** Ginny is monitoring the site and will delete any inappropriate comments.

**Roads (Tom Hennessey):** Trailwinds has been addressed. Much is getting done but the committee needs manual labor help. They are trying to prioritize issues. Many of the potholes cannot take cold patch. Major pothole at entrance of Kinston. There is also a wet spot due to a leak that needs to be fixed. Tom will give this information to Beth. Need rocks for culverts. Have a roads contractor coming to survey issues this week. He will give an estimate but will not be able to get to the work for 3 to 4 weeks. This committee really needs representatives from each of the sections so that we know what work needs to be done. We do not have a standing contract with a paving company. It was recommended to look into Bob and Don (Good Old Boys) about getting rock in.

**Lodge (Kellye Rembert)** – aprons/name tags, catering, special nights, email blasts with restaurant specials are returning, trying to set up Labor Day food, Tae is working with the community to prepare special food, football menus will be available, we would like suggestions as to how to get those groups of people who refuse to come to the Lodge to come, use of surveys, menus posted on website and Facebook

**Budget (Louise Moisan)** - Meeting August 31, 6 PM

**Website (Louise)** - if you know someone who has not registered, please get them to. Any committee reports, please get to Louise.  
foxwoodhills.net A link to Facebook will be created.

- b. **Open Action Item report (Beth and Kristie)** – Beth and Brandy reviewed this and updated from past meeting notes. Board members need to update as items come up and prioritize by due dates and completion dates. Need to add information from Lodge report (Kellye). This will be “live” on the website.
- c. **Final review of Ballot Notice (Mark)** – explanation of the ballot, a sample ballot will be posted. Two amendments: #1 Ability to do a special assessment when necessary #2 Recovery of attorney’s fees and costs effective July 28<sup>th</sup>. An open forum will be held August 31<sup>st</sup> at 4 PM. Mark read statement regarding member voting rights on this ballot. Mailing goes out on August 21<sup>st</sup>. It must be returned NLT Sept. 20. Must have 5% of voting population back for quorum. Then, need 2/3 vote of those to pass.

7. Old Business

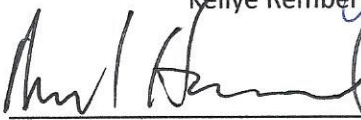
- a. Volunteer recognition – will move this to the action item list
  - b. Collection options – we have not retained any attorney to collect dues.
  - c. Guard shack – (Eddie) if you’d like to volunteer to help get this built, let Kristie know. This will be put on the action item list.
8. Kristie read a letter from the Sumter SPCA regarding a donation in memory of Bob E Lee Rembert.
9. Hans moved to adjourn to executive session, Beth seconded. Motion carried.

The Board adjourned at 12:07 p.m.

Respectfully presented by:

 9/22/18  
Kellye Rembert, POA Secretary

Approved by:

  
Mark Howard, POA President

9/22/2018