

# Foxwood Hills Property Owners Association

## Board Meeting Minutes

December 15, 2018

### Attendees:

Brandy McCall, AAM

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

1. Mark Howard called the meeting to order – all those who consider themselves not a member were asked to leave.
  - a. All were asked to join in the Pledge of Allegiance
  - b. Mark reminded everyone of meeting decorum
2. Review and approval of November 17<sup>th</sup> meeting minutes, Steve Moore motion, Hans Gray second. Motion carried.
3. Review and approval of October Financials (Louise Moisan)
  - a. Included in packet
  - b. Our collections rate is actually at 57% as opposed to the previously state percentage. This is due to revenue being applied to previous year's revenue as opposed to current year revenue. Mark clarified that our fiscal year runs from Apr 1- Mar 31, so those fees/dues/assessments that were collected prior to Mar 31 were booked to previous year. The budget committee has been going through the books diligently to find such inconsistencies in the books. Percentages of dues owed by section reviewed.
4. Manager's Report (Brandy McCall)
  - a. Included in packet
  - b. Comfort station issues – missing plumbing accessories were not due to faulty fixtures. Also, those using the comfort stations need to dispose of their used products so as not to be a hazard to others and employees.
  - c. Thank you to Bob Kennedy for fixing the blower
  - d. Brunch flyers, eblasts, word of mouth
  - e. Security incident reports being reported to the County? It is up to the discretion of security as to what is submitted. Keith involved Oconee County in one particular incident on Kingswood, and 12 people were arrested for drugs. This was the son of someone. Since this has been handled in conjunction with Oconee County, the traffic back there has decreased significantly. The County is called regarding any illegal activity. Our reports do document these reports to the County. We are trying to better the relationship the County so we know when they respond to incidents.
  - f. Action item report reviewed
  - g. Carol A. – frustration with people vandalizing the comfort stations. Is there a better way to track who is using the comfort stations. Would a small generator be helpful to help when power goes out? This would be something for the budget committee to consider.
  - h. Brandy will follow-up with Jim again.

- i. People are welcome to come in and cut up wood that has fallen, but this is not openly promoted for a variety of reasons. There has been discussion about getting a wood-chipper. This has not come to fruition.
  - j. You can have one adjoining lot.
  - k. Kudos to Brandy for getting things done.
  - l. We, as a board, are working to make all of our staff more available.
5. New Business
  - a. Vote on SCS contract renewal and approval, motion by Beth Patterson, second by Shellie Huth, motion carried.
6. Committee Updates
  - a. Lodge Advisory (Nadine Meece) – this committee is purely advisory. In order to minimize waste in the kitchen, Tae has been charged with using product in ways that he can use it in a variety of ways. The new menu is out. We have a new charbroiler. Suggestion for a veggie burger on the menu. First brunch being held tomorrow, Sunday, Dec. 16. This will be a test for future Sundays. Weekly specials will be Wednesday and Friday – these will be posted monthly. We are reaching outside of the community for catering and parties. Our restaurant and bar staff are to be thanked for their service. Come and join in the social activities (Thursday night game night, Christmas party, etc..)
  - b. Pet decals have been ordered and will be available.
  - c. ACC new permits is approximately 6.
  - d. Nominating committee – forms for board candidates in.
7. Advisory
  - a. Carol A – children coming to work with parents. She would like to see this corrected; are we entertaining the idea of leasing out the restaurant (we are looking at everything to bring revenue in to the restaurant. We were approached with a proposal. We have decided to see if there are other vendors interested – it has been advertised. But, if we can turn this around internally, we will do that – we need to figure out a way to bring people in); money wasted over the years – she is happy to recognize this board for trying to make corrections and turn things around; she has been asking for multiple years to have a ditch put next to her driveway – she would like someone to address this; equipment bought to weigh alcohol for usage in the bar (pour spouts have been utilized to measure shots) – is this equipment being used? There is an abundance of things purchased with every turnover of management, restaurant manager, etc...(we will do some homework to get answers to her questions). The pizza machine is moved up and down per season – the old machine was not usable. Old tables were a hazard.
  - b. Advisory comments to be kept to 5 minutes, with a vote from membership present.
  - c. Nancy Doyle – Budget concerns and restaurant. Payroll for the restaurant – how do we justify that? There was an extra pay period this month – that reflected a higher variance. Part of the reason is seasonal – the pool was kept open an extra month this year. There is also some overtime due to understaffing.
  - d. Laretta Aiken – Heard rumor about alcohol being taken out of bar. Keep trees picked up. Need to be frugal with our money. She can't use her telephone because there is no signal. She wants us to get a satellite. (There are web based phones that will work with

your internet; by law, the phone company must put in a wired line for you to be able to make a 9-1-1 call).

- e. Debbie Cook – concern with ACC committee and covenants for Newbury section. Some people are being told that they can have homes over 1200 sq ft. People in the office need to be aware of this. Had a good meeting with the Lodge committee. Bingo was a lot of fun this past week with the ugly sweater contest. Nursing home visits are a pleasure.
- f. Ray C. – problems with speed humps in Hatteras. He has had some property damage due to these. According to SC law, if you put in a speed bump you are a public road. You must get permission from fire, EMS, etc.... to get permission. You can petition your neighbors, but you must have 75% vote. He read notice from Oconee County public works director with specifications. He recommends that these bumps be immediately removed or replaced to standard. The ones in question are not the ones that Dan Strickland has. Ray does not recommend keeping them due to liability.
- g. Gary C. – follow the recorded Newbury covenants
- h. Chris P. – Questioned why his Article 8 proposal not “tabled.” The term “tabled” was being misused creating confusion as to what Mr. Pearce wanted. He is still concerned as to why he has not received documentation requested under state law 33-31-1600-1620. Mr. Pearce was deferred back to our attorneys.
- i. Bobbie Page – Concerns as to why we do not all pay the same dues. Does the Board exempt some people from paying dues? No. Why has the manager’s operating expense gone up from 17,900 to 46, 738? It was explained that several factors (seasonal, power losses, etc.) account for the significant difference. She asked why we hired someone to help Kristie do her job. It was explained that there has always been an assistant manager position and we were just able to fill that following several turnovers. What is the purpose of the large screen TV in the manager’s office? It is intended to be a second screen for security cameras. The wiring for this has not been completed. Why are we subbing out so much work? It was explained that the landscaping work that had been subbed out is coming back in-house. Why don’t we sub out more than we do? It was explained that the Board is considering several options including subbing out some more work.

Coach A. – what are we doing to get people here? We invite all suggestions from the membership as to how to attract people to Foxwood Hills. Muting the rumor mill would be a huge asset as far as this is concerned.

- j. Bob K – Nobody is forced to live here. Restaurant and bar is an amenity. No one complains about the pool and it does not bring in any money. If we want the amenity, we must accept that we are going to pay for it.

Eddie – where is a list of the lots that are for sale?

(inaudible name) – who is it that she needs to talk to about adjoining lots? Louise will follow-up with her.

Nancy - If you adjoin your lots, you pay one full and 45% on the second.

Eddie – a previous board proposed paying dues for lots (this will be discussed in executive session). Will the board look at ways to accommodate members who are willing to buy and build on multiple lots.

Ray – undeveloped lots should not have same dues as developed lots

Leonard – there are difference arguments to be made to what is being proposed.

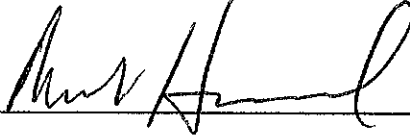
8. Mark announced creating an ad hoc committee to review and revise our bylaws. Sign-up sheet available until Dec 21<sup>st</sup>. Will be a lengthy process. You do not have to be present to participate. The attorney will be involved.
  - a. Greg Shephard explained that this has been visited and revisited in the past. A great deal of resources (time and money) has been put into this.

Kellye moved to adjourn and move into executive session, Beth seconded. Motion carried.

Meeting adjourned 11:25 AM

Respectfully submitted by: 

Kellye Rembert, POA Secretary

Approved by:  01/19/2019

Mark Howard, POA President