

Foxwood Hills Property Owners Association

Board Meeting Minutes

May 18, 2019

Attendees:

Brandy McCall, AAM

Board: Beth Patterson, Louise Moisan, Kellye Rembert, Patrick Coates

1. Beth Patterson called the meeting to order.
 - a. All were asked to join in the Pledge of Allegiance.
 - b. Beth reminded members that this is a board meeting and asked everyone to keep their questions and comments to a minimum.
2. Review and approval April 20, 2019 minutes. Item #3, E to be amended to read "Russ called for a motion to approve financials pending the April 26 meeting." Louise moved, Patrick seconded to approve as amended. Motion carried.
3. Agenda amended to move to New Business items A and B:
 - a. introduction of Susan Mangubat, Realtor, working with our marketing committee. They have already been working to get marketing materials (videos, brochures, etc.) prepared for distribution. Someone will be on the grounds during the summer to work with potential clients. POA owned lots have been put in a list and prioritized.
 - b. Wendy Argo – she would like to see a corner front entrance lot of Newbury cleared of a structure and a log cabin (Green River Cabins) put on the lot. The manufacturer is interested in establishing a relationship with Foxwood Hills and Susan Mangubat. If allowed the manufacturer would purchase this corner lot and build a model (for sale as a land/home package) on this lot. Board needs to give approval, based upon quote received from the "Good Ol' Boys," to clear the lot. Kellye made a motion to approve the clearing of the lot for \$2800, Louise seconded. Patrick made a request to see if trees can remain. Motion carried.
 - i. It was suggested that the Board look into granting POA owned lots to veterans/wounded warriors/first responders/etc....
4. Review and approval of minutes from May 4 Advisory Committee meeting. Louise moved to approve, Patrick seconded. Motion carried.
5. Review and approval of April Financials (Louise Moisan)
 - a. We do not have financials from SCS. They are still in the middle of a software upgrade. Our contract with them indicates that they are to have monthly financials to us by the 20th of the month.
6. Management Report (Brandy McCall)
 - a. Included in packet.
 - b. We are doing a good bit of hiring. Please get the word out.
 - c. Covered information from Social Committee: Memorial Day Weekend Activities and June Activities flyers.
7. New Business (Continued)
 - a. Motion by Louise and a second by Patrick to appoint Deb Niedermeyer as Communications Chair and Hugh and Kim McCauley as Social Chairs.

- b. Conference call with Sam this coming week.
- 8. Old Business
 - a. Need to put discussion regarding Parliamentary on hold until we have more members present.
 - b. Dues and payment plans have been approved by attorney. We will move forward.
 - c. Still working on the process for purchase of lots with back dues.
- 9. Committee Reports
 - a. Jay McClure – ACC. Twenty-one requests pending. They are up to speed on these and are ready for review/approval. The violations piece of this committee has been put on a bit of a hold in order to concentrate on the positive. Six to seven properties have been found to be a blight to the community. There is a process through DMV to get these properties cleared. Most are in M section. If we can get lot numbers, Louise will reach out to the owners to see if they would be willing to surrender. Ideally, we would like to have volunteers on this committee from each of the sections.
 - b. Tom Hennessey – Roads. Paving companies say they will come out in June to work on some of our projects. A list of really bad roads is being compiled. This list will be given to the paving company for an estimate. Once we know exactly when the work will be done, an eBlast will be sent out to members.
 - c. Wendy Argo (for Debbie Cook) – Beautification. Newbury residents raised \$400 for beautification projects. The front of the lodge needs “help.” Hatteras residents have raised over \$1000 for improvements. Kinston is planning 2 more fund raisers for improvement projects.
 - d. Wendy Argo – Marketing. Refer to #3 B.
- 10. Advisory (Louise) – moving forward, we will not have this session during Board meetings due to meeting two weeks prior to board meetings.
 - a. Wendy Argo – what are the guidelines for employees using amenities? They may bring in immediate family or significant other, but no more than 6 guests. Are the floors mopped every evening when the restaurant closes? We are working on streamlining this into the closing process. Can we please have a realtor sign-in sheet? This will be done and shared with Susan M.
- 11. The Board needs to re-address our Lease Agreement. Kellye moved to re-consider the current Lease Agreement to reduce the amount or the agreement, Louise seconded. We will include Russ, Steve and Greg. Motion carried.
- 12. Happy Birthday to Brandy!!!!

Kellye moved to adjourn, Louise seconded. Motion carried.

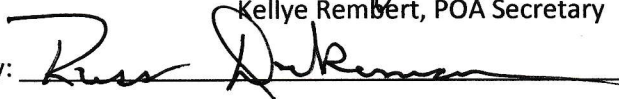
Meeting adjourned 11:12 AM

Respectfully submitted by:



Kellye Rembert, POA Secretary

Approved by:



Russ Dukeman, POA President