

Foxwood Hills Property Owners Association

Board Meeting Minutes

February 16, 2019

Attendees:

Brandy McCall, AAM

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

1. Mark Howard called the meeting to order.
 - a. All were asked to join in the Pledge of Allegiance
 - b. Mark welcomed everyone.
 - c. Mark reminded everyone of the decorum of the meeting.
 - d. Advisory comments will be kept to 3-5 minutes according to time allowed.
 - e. We welcomed new members.
2. Approval and acceptance of January 19, 2019 meeting minutes - Louise moved, Beth second, discussion about who has access to the Board virtual folder. Motion carried; and, approval of February 9, 2019 special meeting minutes - Steve motion, Hans second. Minutes need to be amended to show that the Board unanimously approved. This document will be tabled and signed later after amended.
3. Review and approval of January Financials (Patrick Coates)
 - a. Not able to do this as the company we rely on had some issues and was not able to provide this. We will do this at a later date.
4. Management Report (Brandy McCall)
 - a. Included in packet
 - b. Kellye thanked Mark and Beth for their many hours volunteering in the office.
5. Mark addressed the members on two issues
 - a. February 9 Special Meeting – the Board adjourned into executive session immediately after calling the meeting order. This was because several members were unable to attend the Budget Committee meeting the night before and we had some new information. This should not have been called an executive session, rather a recess.
 - b. Suspension letters have been mailed out. There were a few mistakes on the list. We apologize for that. Please inform the office if you were inadvertently sent a letter. Corrections have been made. We have had some members call to pay their dues. Everyone has until Feb. 28 to pay dues. We have also had some people to surrender their property.
 - c. Legal – our attorneys have responded to more inquiries from members. We have tried to reach an agreement with Ms. Busbee, but we have not been able to do so. The Court will not provide a form answer in this case. So individuals in Hatteras I will be contacted regarding litigation. Likely, most people are only hearing one side of the story. We have received, as of last night, additional communication regarding personal lawsuits against the Board.
6. New Business

- a. Motion to approve a change in the non-refundable road use fee for driveways – Fee will be reduced from \$750 to \$500. Once work is completed, if road repairs are not needed, \$250 will be refunded to the home owner. It was originally increased upon a recommendation by the ACC committee. The original recommendation was to double it, but the Board, at the time, tripled it. Reason was to put money in the road reserves. It will important to have a process in place once driveway is complete so that someone can make an assessment as to road conditions. *Question from member regarding where \$250 goes when it is being held – it goes to a special account for roads. And, Good Old Boys would probably work with us to assess the roads.* Steve moved, Hans seconded. Motion carried.
- b. Motion to close the Comfort Stations located in Kinston, Newbury and Hatteras I sections during the “off season.” Recommendation is to close the Comfort Stations (CS) from October 1st through March 31st each year beginning October 1st, 2019. The total cost of us running the CS is \$38,385.00. This does not include routine maintenance. If were to close seasonally, it would be a savings of \$19,192.00. Mark gave an overview of the expenses. When the CS were put in, these communities were part-time living communities. We do have a resolution for laundry facilities during the off season. The Villas at Kinston have agreed to work with us. Would it behoove us to conduct a survey with these communities? Not just these communities, but from the entire community since everyone actually pays for these facilities. What is the real cost during the seasonal time as opposed to off season? We do not recoup much from the washers and dryers. It is truly a convenience. Could we depend upon volunteers cleaning, providing supplies, etc... rather than close? Motion tabled until further investigation.
- c. Motion to increase the 2019-202 Amenity Membership Fees administered through the Lot Lease Agreement. Increase to \$1,000 - \$1,200, limit the number of household members to 6 and number guests allowed to 6. Right now, it is roughly what the rest of us pay in dues. We “lease” out a POA lot that is unbuildable. What is not included is taxes, tap fees, special assessments. Kellye moved, Hans seconded. Motion carried.
- d. Motion to eliminate employee health insurance benefits as May 1, 2019. We have very little participation in this insurance. And, they can likely get better insurance through ACA. Ms. Fernandino has offered to help our employees transition. Steve moved, Louise seconded. Motion carried.
- e. Motion to set the 2019-2020 Dues and Assessments for Foxwood Hills property owners. Regular Lot Dues = \$597, Partial Lot Dues = \$269, Mountain Bay Lot Dues = \$48 with an Assessment of \$375 for a total of \$423. Mark reviewed 2018-2019 dues and assessments. The increase is based on a collection percentage. We are estimating a 65% collection rate. Mark explained the differences in “categories” for dues and assessments. Louise moved, Kellye seconded. Discussion – this is based on 60%-65% collection rate. Motion carried.

7. Committee Reports

- a. Debbie Cook – Beautification. Thanks to Eddie and others who cleaned up community center. She is planning a trash pick up day once weather clears up. She has five volunteers, so far. Will likely be a Thursday. Looking at a yard of the month contest. Please contact Debbie if you have areas that need to be addressed.

- b. Tom Hennesey – Roads. We saved a bunch of money on work done. Trailwinds is open for travel. Nottingham is being filled in with stone. Kinston has had some patchwork done. Blue Ridge was working in Hatteras, so work can commence there. Pot holes will start being worked on – need volunteers. We need to encourage vendors not to come up Hickory Trail.
- c. Debbie Freeman (for Charmaine Revitsky) – Social. Murder Mystery dinner tonight is sold out. Will do an encore presentation on Sunday. Karaoke equipment purchased for the lounge.
- d. Question for Budget Committee – what percentages go to reserve accounts? Did not have the exact figure as it depends upon collection rate.

Big thank you to Russ and Sherry for their hard work in the restaurant.

8. Advisory (Steve Moore) – There is a 5-minute time-limit for comments.
- a. Jackie Hennesey – update on Lakeview Nursing Home. Presented residents with Valentine gift. Bingo starts back next month. They are looking forward to it. Anyone is welcome to volunteer. Thanks to everyone for donations. Anyone can go and visit. It is not a locked facility. The home is looking for volunteers to work on the grounds. Jackie will distribute a list of items needed.
 - b. Walt Martindill – Why doesn't Mt. Bay pay the same dues? It is because of how the land development occurred in the beginning. Our governing documents support this. We are hoping to amend our governing documents to fix this. He would not approve a budget that you can't meet.
 - c. J P Hall – Requesting a forensic account of the budget. We are regulated by the state of SC. We have an external audit every year by a separate firm with no connection to us or SCS. There has never been a discrepancy.
 - d. Joe Patterson – wants to support those in the community who are trying to make a difference. People who volunteer do very little whining. People who do all the whining do nothing. People who do not pay their dues – he understands that there are legitimate reasons for some people not paying their dues. He would like see some kind of fund to help those. But, those that routinely renege on their obligation are inexcusable.
 - e. Deborah Ferrandino – transparency issues. Off-site advice – we need to make decisions based on advice from people who live in the community. Believes that even those who are not in good standing should have a voice.
 - f. Patrick Coates – Comfort stations. Property owners need to be surveyed regarding closing them. This issue was addressed in new business.

Steve moved to adjourn and move into executive session to discuss personnel issue. Steve moved, Louise seconded. Motion carried.


Meeting adjourned 11:00 AM

Respectfully submitted by:



Kellye Rembert, POA Secretary

Approved by:

A handwritten signature in black ink, appearing to read "Russ Dukeman", is written over a horizontal line.

Russ Dukeman, POA Vice-President