

Foxwood Hills Property Owners Association  
Board Meeting  
June 22, 2023

The Foxwood Property Owners Association Board of Directors held its bi-monthly meeting at the Owners Club House at 9:00AM, Saturday, 22 July 2023.

Board members present were Sonya Hale, President; Keith Cagle, Vice- President; William Thompson, Secretary; Daniel Delano, Treasurer; Johnny Urraca and Patrick Coates. Greg Lohman was unable to attend.

The meeting opened on time with the Pledge of Allegiance, and a reminder to those in attendance of the code of conduct for the meeting. Minutes for May 20, 2023, were approved as published.

The Treasurer's Report: was given by Daniel Delano.

Balance sheet comparison for 31 May 2022 and 31 May 2023:

Total Assets: \$1,405,934("23), \$1,190,966("22).

Total Liabilities & Equity: \$1,860,863("23), \$1,715,335("22).

Langley Federal Credit Union will be the depository for the Operating Reserve Fund.

The special assessment for Roads has collected \$400,000 of the \$500,000 target.

The Treasurer asked the Board to accept the Reports of April and May.

Motion made by Hale to accept April/May financials. Motion seconded; motion passed.

Managers Report: given by Keith Litcofsky, General Manager, (GM).

Trivia Night was a success, will try to do that once a month.

New hire in the restaurant/bar, Ashley Chase.

All three courts, basketball, tennis and pickleball will be finished refurbishment in the next two weeks.

Entry system for the GYM has been completed. Owners with a smartphone will be able to use it for entry, a fob will be used for all others.

The shuffleboard is now open for use.

New in-pool ladders have been installed for ease to get in and out of the pool.

Comfort stations, still waiting for a third quote before proceeding.

Security:

Keith Dills will be retiring on June 30, 2023, Jeffery White has been hired full time.

Traffic report for May: 20 stops for failed stop sign or speeding violations; for June ten stop signs or speeding violations were recorded. FWH has been approved by the Oconee Sheriffs Office to issue State tickets.

Architectural Control Commission: (ACC) reported by Chuck Wiedenheft, Chair: sixteen new permits issued since the last meeting in May.

Beautification: report given by Mike Deb Wiwczar, Co-Chairs: displayed a new Fox statue will be placed at the main entrance on Blackjack Road. Also, two small Fox statues have been added to the front of the Club house entrance. Mountain Bay Park needs gravel for entrance that people can park and walk on.

Communications and Marketing: Beth Patterson, Chair:

June 30 was the start of the *Secure Member Portal* for internal documents.

Nine quarter page ads promoting Foxwood Hills will appear in *The Journal Newspaper* over the next few months.

Oconee Chamber of Commerce and Foxwood Hills hosted a “Chamber After Hours” event at the Club House with over 150 Chamber members attending.

Neighborhood Watch: Van West, Chair: his program is seeking volunteers.

Roads: Russ Dukeman, Chair: reported drainage issue will be addressed in August and selected roads will be paved in early fall. New buildings have put stress on our roads with the number of large trucks delivering supplies.

Social: The Chairperson of this Committee recently resigned. President Hale made a motion to nominate Kellye Rembert and Sandy DeLaney as Co-Chairs. Motion seconded; motion passed.

Sandy DeLaney reported the July 4<sup>th</sup> event at the pool was well attended with special emphasis on honoring Veterans.

The trivia night, “Sly as a Fox” in the Lounge, was a success and they plan to do it once a month. The Co-Chairs asked for a bump to their budget of \$360 to fund prizes for Trivia Night the rest of the year. Dan Delano proposed a meeting to discuss future funding later.

Legal Update: The Kurtz’s have sued the POA. They live in Hatteras 1 and the complaint can be seen at [www.sc.courts.org](http://www.sc.courts.org).

Another resident has requested information: a breakdown of all employees, their home addresses and contact information, job descriptions and working hours. Also, a listing of all members and a breakdown of dues paid. The Board has refused to provide this information. The Board has sought legal advice in this matter.

### **New Business**

Real Estate Sales: President Hale reported that land sales totaled \$90K since January 2023.

ACC Future Guidelines: The General Manager asked Beth Patterson to revise the ACC guidelines for *Manufactured, Modular and Recreational Vehicles and the Construction of Homes*. A robust discussion ensued concerning the impact fees for the building of a new home. The two drafts have been reviewed by the ACC Committee, Roads Chair, and the ACC Board Liaison. The drafts will also be reviewed by the Board before posting on the Foxwood Hills website.

### **Open Forum**

Member Muffy Chase asked that the Restaurant Committee be resurrected. The Board earlier this year had denied a previous request.

Diane McMahan asked about her previous request for two defibrillators. The GM said that one has been placed in the restaurant and the other at the pool. She also wanted to know if any progress has been made regarding CPR training for all employees. The Red Cross and YMCA have been contacted for future scheduling.

Lori Dovey asked if tiny homes were allowed in Hatteras 1. The Board answered that the matter would have to be referred to the Attorney. She questioned who has the responsibility of culverts; she was informed that culverts were the responsibility of the homeowner. She asked if fireworks are banned in Hatteras1, they were banned previously.

Casey Poague: asked for a listing of lots available for sale to be posted on the Foxwood Hills website or E-blasted to the community. The Board replied that information is available from Red Hot Homes realtor or by seeking that specific information from the Oconee County website.

Jay Graves commented on serious issues in Hatteras 1. The Board will contact our Attorney to see if he will issue and cease and desist letter for the offending parties.

Tracy Echols wanted to know why the cul-de-sac has not been mowed in her area, said she has brought it to the attention of the GM previously. Has concerns about street signage in the community. Would like the culvert removed from Walnut Road and Dr Johns Road. Referred to Maintenance for disposition.

Sherri Howard has concerns about comments about her on Facebook. Would like the POA to step in and stop this harassment.

William Poague asked about the price of beer in the Lounge, he compared that price to other establishments, believes the Lounge prices for beer are too costly. He also questioned the one vote per lot, concerned about a corporation buying up multiple lots and swaying a voting issue. The board responded once the property is sold, that individuals or business may vote one lot, one vote. Also addressed the issue of logs stacked across from his property and would like them removed.

The meeting was adjourned at 11:31 A.M.

The next scheduled Board meeting will be September 30, 3023

William K. Thompson, Secretary