

Foxwood Hills Homeowners Association
Board of Directors
May 20, 2023

Present: Sonya Hale, Keith Cagle, Daniel Delano, William Thompson, Greg Lohman, Johnny Urraca, Patrick Coates.

9:05AM – President Sonya Hale called the meeting to Order. The Pledge of Allegiance was said by all in attendance. She reminded the audience not to interrupt while the Board is in session. She reminded the audience that time for questions will be given at the end of the meeting.
Ratification of Minutes: Hale said we do not have the Annual Meeting minutes from April 15, 2023. Former Secretary Kelly Clark has not submitted them yet. Secretary Thompson made a Motion to adopt Board Organizational Meeting Minutes as read, Hale seconded. Motion passed.
Treasures Report: Treasure Delano talked about year-end figures as of March 2023. These figures are not audited. They will be audited and adjusted by independent auditors, and the final audit will be returned in August.

The Financial report presented compared current figures to the same period last year. This will be the format for the coming year. Delano spoke to Assets for the current year compared to last year. He also covered the current Liabilities and Revenue for both years. He continued with 2022-23 Year-to-Date comparison with the Annual Budget

Delano spoke to the Balance Sheet, the Profit and Loss Statement, the Reserve Summary, and the Reserve Details. He complimented several people for their excellent work to bring our overall financial standing well above last year. Of note is our insurance premium, which exceeded budget. We are with a new insurance broker and now will fall into place with reduced premiums.

Lohman made a motion to approve the March financials, Hale seconded. Motion approved.

Reserve Account: Lohman asked for a corrected figure for the Reserve fund. He would like to see the operating reserve fund raised to 20% instead of the current 10%. The Budget Committee is working on an operating reserve policy. After debate by the Board, Lohman made a motion to move \$200,000 to a separate bank account for operating reserve once the policy is approved. Motion tabled.

Hale made a motion to move \$200,000 to a separate bank account; Delano seconded. Motion passed.

Hale made a motion to move \$100,000 to CapX Reserve, Cagle seconded. Motion carried.

Lohman made a motion to have 20% of the total budget moved to reserve operating fund with a written policy. Cagle seconded. Motion carried.

Management Report: General Manager Keith Litcofsky told the Board that he received two quotes for updating the security cameras. The Board asked about the inclusion of security for the bathrooms at the Pavilion and the two comfort stations with cameras. Need a proposal that covers all areas. Litcofsky was told to go ahead with Upstate Computers Solutions updating Clubhouse cameras.

Karaoke and Bingo are still going strong, need more ideas for future games.

Memorial Celebration will be held on May 27, 2023.

Lounge Hours: will remain the same for the three days they are open.

Deep End Café will be open Tuesday through Sunday starting at 11AM until 7 PM. Will start out with these days open, will see how the attendance goes for two weeks, make changes if necessary. He reported that the staff has proposed a variety of food items for the Café. Also, the Café will be selling apparel items.

Tractor: has a broken window from a rock, tractor will be returned next week.

Roads: work has been finished for this fiscal year, will start next year's work in July or August.

Office Remodeling: is 90% complete.

Pool: Two pump motors have been replaced for the pool along with an impeller. Pool skimmers are not working, Litcofsky said he is already looking into the problem.

Shuffleboard: surfaces have been resurfaced and ready to play.

Tennis Courts: renewal will take 8 weeks, depending on the weather.

Comfort Stations: are being looked at for upgrading.

POA Office: will no longer take assessment payments, all payments are to be sent to Good Management.

Security: Nineteen violations for stop signs or speeding.

ACC Committee: Needs more volunteers.

Traffic Laws: Litcofsky and Keith Dills, Security Chief met with Oconee Sheriff Mike Crenshaw. They discussed Oconee County implementation of traffic laws in FWH. Once the POA and the Sheriff's Office agree and the General Manager receives approval from the local Magistrate, our Security will start writing Oconee traffic violations. Fee violations will go to Oconee County. The board approved purchase of a radar gun by acclimation. End of report by GM.

ACC Committee: Cagle, Board Liaison, said nothing substantial to report. Building of homes in the FWH, no problems currently.

Beautification, Communication and Marketing:

Committee Chairs and Beth Patterson met with the General Manager to discuss responsibilities for the upkeep of the Pavilion. Satisfactory agreements were reached.

Communication: Rewrote three ACC documents: Construction of Homes; Manufactured Modular Homes and Recreational Vehicles.

Documents Revision: Welcome to Foxwood Hills-Visitors Guide; New Member Welcome Book; New Member Letter, sent to Good Management.

QR Signs: have been ordered for placement in heavy traffic areas.

Pavilion: Signage for Park Rules has been ordered.

Marketing: Beth Patterson, Chair Ribbon cutting ceremony for dedication of Mountain Bay Park and Pavilion. The Journal newspaper authored a front-page article about the event.

Advertising: Met with the Edwards Group to publish advertisements in the following publications: *The Journal Newspaper*; *Waterfalls, Rivers, and Lakes*; and *Upstate Lake Living Magazine*.

She also spoke to the Board about "Volunteer Equity and Recognition" passed out a paper with details for the program. Lohman made a motion to accept the Program, Cagle seconded. Motion was not voted on.

Chamber of Commerce: Hosting an “After-Hours” event with the Oconee County Chamber of Commerce July 25, 2023.

Neighbor Watch: Van West, Chair, told the Board about a secure portal for FWH’s documents. Tentatively to start up at the end of June.

Roads: Russ Dukeman, Chair not available to attend. Lohman, Board liaison, reported Committee working on two bids. Work to start on roads in August.

Social Committee: Denise Savage, Chair Ms. Savage has resigned her position. President Hale thanked her for a job well done.

Legal Update: President Hale reported that the Kurtz’s have sued the POA. The POA must file a response by June 1, 2023, to the complaint.

New Business:

President Hale, Treasurer Daniel Delano, Realtor Susan Margubat met with a contractor/builder who wants to build homes in Foxwood Hills. The individual would buy 5-10 lots at a time, pay for the lots and assessments, plus clear any clouded titles.

Lohan made a motion to proceed with the contractor/builder if a written agreement can be reached. Delano seconded. Motion carried.

Open Forum:

Beth Paterson asked the Board about the revised By-Laws, what was being done. Response was made by Thompson and Delano, who plan to meet with Greg Sheppard in July to flush out the reasons for Homeowner/Member rejection of the By-Laws last time. She also asked about the need for accessibility to make the Clubhouse ADA compliant. The General Manager will complete a study.

Diane McMahan would like to have two heart defibrillators, one to be placed at the pool, the other in the POA Office. She recommended all employees be able to perform CPR. Also, each Committee Chair will have their volunteers sign a waiver and release of liability form. Beth Patterson will get the forms to the individual Committee Chairs.

The Bishops who live in Edisto, Lot 94 asked the Board about construction on Lot 83 on Kenwood Road. All the silt and debris from Lot 83 is flowing onto their property.

Bishop said it took him two years to get the drainage on his property fixed. Lot 83 started construction 8 weeks ago, he called the POA Office about the mess it was causing. He said they dug the footers and put all the excess dirt down the hill. When the rain started, came the problem, all the dirt ran into the ditches and into my yard. Root balls on the side of the road, causing a bad problem, it needs to be fixed.

Response by Urraca: “Problem with Oconee County inspector, rained for a week, messed things up. The inspection will be next Tuesday, will allow us to finish our work there as soon as possible. “Not our fault, not supposed to happen from the get-go, not our fault!” he said.

Meeting Adjourned: 11:47 am