

Foxwood Hills Property Owners Association
Board of Directors
Regular Meeting, December 6, 2025

The Foxwood Hills Board of Directors held its regular scheduled meeting on December 6, 2025. The Meeting was called to order at 9:00 a.m. by Sonya Hale, President

Board Members present: Sonya Hale, President; Keith Cagle, Vice-President; Dan Delano, Treasurer; William Thompson and Mike Ablan

President Hale asked the members to join the Pledge of Allegiance. Afterwards she reminded members of the Code of Conduct for Board Meetings.

President Hale made an announcement concerning receipt of Board Member Applicants and made a motion that Kathryn Burke be appointed to fill the spot vacated by Johnny Uracca. Dan Delano second and without discussion Kathryn Burke was appointed to Board of Directors.

President Hale advised that Dawn Markelon was absent today but had previously sent minutes for September via email and made a motion to pass the minutes. Dan Delano seconded and without objection, the Minutes for September were passed.

Treasurer's Report – Dan Delano, Treasurer

While three months were included in the packet, Mr. Delano discussed the October financials since it was the most recent as follows:

Balance Sheet:

Total Assets are below prior year October by \$271,115 due primarily to increased spending on Roads and Capex, and normal Fixed Asset Depreciation.

Total Liabilities are relatively consistent with prior year, decreasing \$10,901 due to reduced ACC Deposits

Equity is down \$260,214 year over year driven again by Roads spending.

Profit and Loss Statement:

Total Income is on Budget YTD, but below by \$12,287 for the month of October. These variances reflect a number of items:

- **Current Year Revenue** is \$4,825 over Budget, with the month being unfavorable to Budget by \$1,119. Current Year Collections are tracking to Plan.
- **Prior Year Revenue** is lagging Budget, both month and YTD. (-\$4,615 and -30,281 respectively) Efforts are underway with our Collections Company to increase focus in addressing aged fees from multiple prior years. However, we've not seen any improvement as anticipated.
- **Restaurant Revenue** continues to lag Plan, with October being -\$2,514 under Budget and -15,195 YTD. This reflects the days the restaurant/bar were closed unexpectedly due to water/sewer issues in June and July. We have also seen an overall decline in business volume resulting from Chef turnover.

- **Other Revenue** was below Budget in October (-\$3,215) and YTD Budget by -\$3,180. Both variances were primarily driven by Operating Bank Interest Earned and Lien & Attorney Fees (which typically reflect prior month legal actions to drive collections via liens and foreclosure efforts).
- **Unit/Land Sale Proceeds** were 6,576 in October and are \$44,130 YTD favorable to Budget. Continued strong results in August and September have offset Restaurant, Prior Year Fees and Other Revenue shortfalls.

Total Expense is \$142,612 YTD October over Budget, which includes an unfavorable variance in October of \$16,883. With the exception of Code Enforcement, all other departments are over Plan YTD.

- **Restaurant Operating** results were unfavorable both for October (-13,442) and YTD (-65,853). The biggest driver continues to be volatility in Cost of Goods Sold, which is -16,154 over plan YTD. Recent investments in a new Restaurant System (TOAST) is not yet demonstrating the results expected to drive a number of benefits, including improved Inventory Management. Expenses are also unfavorable, driven primarily by Payroll (-6,332 over plan) and Equipment (-2,272) which includes the cost of TOAST and other kitchen equipment. Total Net Restaurant Cost (Income less Cost less Expenses) is \$65,853 Actual versus a \$23,337 Budget, so a net overage of \$42,516.
- **General Expenses** over plan for October by \$8,312 and YTD by \$75,073. Key contributors are Postage, Legal-Collections, Building Interior R&M, and Property Taxes. Legal-Collections are typically investments that result in greater Income from Land Sales (Foreclosures), so should provide improvements in the future. Property Taxes are being appealed to Oconee County for relief. Building Interior costs are candidates for CapEx.
- **Comfort Stations** are on Budget for October, but over plan YTD (-\$1,873). This reflects Payroll (-739) and Building Interior costs (-3,578). Building Interior relates to water heater replacement and should not reoccur.
- **Repairs & Maintenance** costs are -\$5,082 unfavorable in October and -\$23,730 YTD. The variances are related to Payroll and Landscaping Maintenance. Payroll policy has been changed for after-hours call out from a minimum of 4 Hours and 2 Hours, which should reduce costs going forward. Maintenance costs are driven by the need to hire external firms to assist with tree removal, which is expected to continue being a requirement.
- **Security** is over plan both in October (-1,491) and YTD (-18,888). Both are primarily driven by Payroll expenses. The Budget Process failed to allocate funding for Overtime, and the training of a new officer resulted in additional cost. Finally, schedule changes have been implemented to avoid unnecessary Overtime, so we should maintain costs be closer to Budget going forward.
- **Swimming Pool** expenses were over plan in October (-375) and YTD (-2,623). Both were driven primarily by Payroll costs, along with Pool Supplies. With the pool season ending we expect Payroll costs to end. Pool Supplies were the need to address salt cell and electric plug issues.

- **Code Enforcement** costs are favorable to Budget, primarily due to lower resources than planned and the timing of car repairs.

Overall Income and Expenses are not aligned with the 2025/2026 Budget, so actions are underway to mitigate overages through the balance of the Fiscal Year. These include:

- Restrict spending to Essential purchases only.
- Hiring Freeze on any new vacancies (requires Board approval)
- No Non-Essential Overtime Spend
- Drive planned improvements in Restaurant Income, Costs and Expenses.

General Managers Report

In the absence of a General Manager, Department Heads were asked to give reports.

Security Report – Captain Jeffrey Carrol

- Captain Carrol thanked everyone for the help in identifying the individual that had broken into the bar area. Have received and processed twenty-nine (29) emergency calls for November.
- Wanted to let everyone know that they should be seeing patrolling of the nighttime shift. If they do not receive an abundance of calls you will be seeing them ride backwards and forwards through the night.
- Captain thanked the Board for the new Durango.

Code Enforcement – Casey Poague

- Casey reported that they check on items that are not appropriate. Cleanliness of lots, maintenance issues, etc. The process is that the member is notified by certified letter. They have 30 days to remedy and then they are notified once or twice again. If after the 30 days no progress or contact has been made, there will be fines incurred. As soon as the first invoice is sent, she hears from them.
- Currently, or as of the last meeting, we have written 21 new violation notices. We currently still have 20 open, 13 from previous months have been closed or are being worked on.
- Notices are sent to the property owner and not the people living at the property. This is a problem we have with animals, dogs being let out and not monitored. We have a couple of areas where dogs from renters are chasing cars. Most times the owners of the property are unaware about the renters not following the rules.
- She also requests, like Security, if you see something, say something.

Maintenance – Jim Sample

- Jim thanked the Board for the new vehicle that maintenance now has. The 2005 truck was nickel and diming us so he was very thankful. The new truck has a utility bed, ladder rack and liftgate which allows maintenance to pick up trash. If anyone sees any trash that needs to be hauled off, please give the office a call
- There was a problem on Trailwind and it has been solved which is due to everybody helping out with calling in. The trash has really slowed down.
- Emergency calls have gone down since last Board Meeting but request for maintenance has gone up, especially in the way of fallen trees.

- The ceiling tiles and bathrooms downstairs have been replaced. Work still needs to be done in the Cabana.
- We have been doing a lot of cutbacks and will continue to do cutbacks. East Spartan had a big pine tree that was hanging over the road and was about 80 ft tall. We did get that down so that is no longer a hazard.
- A member asked why we have leaks in the ceiling after having the roof done and Jim advised that we are working with the roofing company to repair. Maintenance is not able to repair due to the warranty.

Restaurant – Daniel Bosworth

- President Hale introduced Daniel as the new Restaurant Chef and Daniel served silver dollar pancakes with buttercream frosting and strawberries.

Committee Reports

Architectural Control Committee – Mike Reifert, Chair

- We have 127 active permits. We have had 22 new permits in the last month. This included one carport, one deck driveway, fence, three lot clearings, five manufactured homes and six new construction homes, two sheds and three miscellaneous.
- We closed 34 permits.
- We are having some problems with people who want to do work on their property outside of permitting.
- We have addressed a lot of older issues.
- Mike is here is Tuesday and Thursdays. Casey is here every day. If you have questions, we are pretty responsive.
- A Member asked how many people were on the committee and Mike advised three. Some members advised that they had applied and have not gotten a response. Mike advised once he figured out what people can do to help out he will reach out. It is not just riding by. You walk through mud, “I walk through mud up to my ankles doing measurements on a property on Hickory a couple of days ago”. So, he needs to figure out who I needed, what kind of people I need to do the job that we need.
- Dan Delano asked for examples of something that is not being done that should be done by builders and Mike advised that the real problem is silt fences. However, they are working on the new form that will mention silt fence. Silt fence is required prior to excavation. Dan suggested that in the description of silt fence that they provide a YouTube link on how to do it right and there will be no excuse.

ByLaw Committee – Greg Shepard, Chair

- In the absence of Greg Shepard, President Hale advised that they are not doing a complete rewrite of the Bylaws, but five amendments and they have been submitted to the attorney for approval. The committee is meeting next week to finalize and go

over what the attorney has given them and then they will present to the board for approval for the ballot.

Communications and Marketing – Maria Stamey

- We have eblasted three monthly roundups. We have prepared and eblasted 62 flyers and announcements of different things, including event flyers, regular weekly events, special events, and announcements from our Board or General Manager. Hopefully we will get back on track with information about the menu next week.
- We send out emergencies, like if we have trees down, if we have roads that need to be cleared, if we have water breaks and if we are under a boil alert.
- We have also developed comment cards for members and you should find them on the table. If you want to leave a comment after the meeting, we would welcome you to do so. We are also responsible for posting regular updates to the website.

Neighborhood Watch – Mike Alban reported for Muffy Chase, Chair

- They had eight (8) calls for maintaining order. There were 3 assists that our guys did with the Sheriff's Department. There were 11 calls for suspicious activity in the community and they dealt with 10 different violations within our community. They had three animal calls and they had to assist a fire call. They did some proactive work and some welfare checks.
- They did a check on a controlled burn that was reported to them They checked on 2 properties, 3 animal checks, 4 welfare checks general security check and public assistance checks.
- If you know you are going to be out of town, Jeffrey and the guys will stop by and check on your house if you let them know as well.

Roads Committee – Bill Thompson for Russ Dukeman - Chair.

- They have been working on paving when the weather permits. They have 5 other drainage issues to be completed hopefully before the end of the year.

Social Committee – Kathy Moore, Chair

- Kathy apologized for being late with some announcements, but for the Tree Decorating you have from 12:00 to 9:00 tonight to decorate the trees and then the voting begins Monday. The winners will be announced at the Christmas party on the 13th – which is next Saturday. The Ned Lucas Band will be performing from 7:00 – 10:00.
- Kathy advised the meal options for the Christmas Dinner is Prime Rib at \$24.95, Meat Lasagna at \$17.95 and Vegetarian Lasagna for \$13.95. That will include a wedge or mixed salad, twice baked potato and dessert. For those that don't want to order from the menu, we will have a limited menu after 7:00.
- We are planning a New Years Eve Party on Wednesday, December 31st from 7:00 to Midnight. The music will be provided by CNC. They will be doing the music and possibly a little karaoke. Along with that, the Social Committee will provide champagne toast and favors. For those that come to the party Chef

Daniel will also be here and will be preparing a limited menu to order from and the bar will be open.

- We are looking into possibly having some kid activities of some sort because we do have more young kids here now and we have grown so much. The committee will be talking about that.
- Our meeting in January will be talking about the Valentine dinner and then March will be the Saint Patty's celebration in the bar. We don't usually have a party but we do decorate and try to celebrate that as well.
- Kathy announced that the ugly sweater contest. Jan Cohen got first, Kathy got second and Crystal got third.
- Kathy asked that all members please come out and support our activities.

Nomination Committee – Casey Pogue and Judy Cooper Co-Chair

- Our deadline for applications is December 19th. As of today she had not received any applications. I know there are some interested. We have 3 slots open.
- If you are interested, the applications are in the office. One stipulation this year is that the Meet the Candidates is mandatory for anyone running on the ballot. This way our members have the opportunity to ask specific questions of those candidates.
- The other stipulation to run is that you have to be in good standing.
- I think we have a full committee now, but if you are interested please let me know.

Legal Update – Sonya Hale - President

- President Hale advised that the suit filed by a former employee for discrimination has been dismissed with no appeal, and the matter is closed.
- On the Chris Pierce appeal on the Special Assessments, the POA was granted an order to dismiss, but the court did give Pierce 10 days to amend his order. We will see if he gets an amendment filed before this time.
- President Hale wanted to clear up some social media posts. The whole suit says that people are being charged different amounts for their special assessments. Yes, people are being charged different amounts for the special assessments. If you have an adjoining lot, you are charged a different amount for that adjoining lot. If you have an adjoining lot you are charged full amount for first lot and then the adjoining lot is charged the reduced amount so yes the special assessment is less than the other. So, he is correct that not all lots are charge the same for special assessments.
- We do have a new case. Johnny Uracca has filed discrimination case for being dismissed as a member of the Board of Directors .
- She reminded members of the Alternate Dispute Resolution in our Bylaws and asked members to please think about this before filing a lawsuit against the POA and try to come to the POA and let's work it out before you file a lawsuit. This saves a lot of money.
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Open Forum for Members

- Member Shellie Huth spoke about an incident at the lounge the previous night and about rumors about her family and particularly about her husband. The property that the mobile home was placed by the Huths and asked by the POA to be moved

resulted in an agreement to settle and she wanted to make sure the community was aware that an agreement was made and her family was not dishonest.

- Kellye Rembert thanked the Board for the security at the courts.

There being no further business before the Board, the meeting was adjourned at 10:22 a.m.

The next meeting will be held on January 31st, 2026. (Moved to February 7th due to inclement weather)