

Foxwood Hills Bylaws Committee

Meeting Minutes

October 20, 2025

A meeting of the Foxwood Hills Bylaws Committee was held on Monday, October 20, 2025, via Teams.

ATTENDEES

Members in attendance included Greg Sheperd, Chairman; Charles Holman, Vice Chairman; Maria Stamey, Secretary; Jan Coin and Patrick Coates.

Also attending was Sonya Hale, President of the FWH Board of Directors.

CALL TO ORDER

The meeting was called to order at 5:05 PM by Chairman Greg Sheperd.

APPROVAL OF MINUTES

Before tonight's meeting, Members received copies of the October 15th meeting minutes via email. One typo was noticed, corrected, and the corrected version was distributed to committee members before tonight's meeting, thus dispensing with the need to read them. Patrick Coates made a motion to accept the minutes as presented, and Charles Holman seconded the motion. There being no discussion, Chairman Sheperd called for a vote.

The motion passed unanimously.

AGENDA ITEMS

1. Old Business

A. Article X, Section 1.d and Article XV, Section 3, Removal of Board Discretion

1. Due to ongoing discussion regarding wording for this amendment, it was suggested that the actual execution of the adjoining lot agreement submitted earlier in the day become part of the bylaws. Chairman Sheperd submitted redline changes to the committee via email for review, then took the opportunity to discuss them during the meeting. Under Article 10. Powers and Duties of the Board directors, Section 1. d, was redlined to say the following.

"To reduce fees, dues, and assessments, those lots other than the first lot, in those cases where a lot purchaser has purchased an adjoining lot, along with submission of verifiable documentation, confirming the adjoining lot ownership and upon execution of a POA created adjoining lot agreement, in no event shall the board be able to reduce the adjoining lot by any amount greater than 55% of any fees, dues and assessments. The board can only reduce the maximum of one adjoining lot for every regular lot owned, with no more than two adjoining lot agreements per owner or owners.

A Motion made by Patrick Coates and seconded by Jan Coin to accept the amendment as presented. There being no discussion, Chairman Sheperd called for a vote. The motion carried unanimously.

2. New Business

A. Article X Section 2e

This article specifies the exact information that must be made available to members requesting personal information about other members. It shall be the duty of the Board:

To prepare a roster of properties and fees, dues and assessments applicable thereto, which shall be kept in the office of the Association and shall be open for inspection by any member upon (2) two weeks' written notice by said member.

New wording was inserted to read "Roster shall be limited to owner names, mailing address, balance owing, section, and lot number."

Motion was made by Vice Chairman Holman and seconded by Patrick Coates to accept the amendment as presented by Chairman Sheperd. There being no further discussion, Chairman Shepherd called for a vote.

The motion carried unanimously.

3. ADJOURN

Chairman Sheperd announced to the committee that the first three agreed-upon changes had been submitted to the Board of Directors for their submission to the legal team. Future meetings will be placed on hold until we hear from the Board regarding that status.

There being no further business, Chairman Sheperd called this meeting adjourned at 5:18 PM.

Submitted by Maria Stamey, Secretary October 27, 2025