Fox Meadows West

Property Owners Association

Date: December 1, 2009
Time: 6:00 PM
Location: Barry Hines home

In Attendance: Pat Quigley
Barb Lyons
Barry Hines
Jim Collins
Ralph Holt
Chuck Coleman

Absent: Kathy Staten

Minutes:

1. Discussed public access to the pond between lots 36 & 37. A final decision will be made at a later date as to how the access will be finalized; grass, rock or concrete.
2. The week of December 20th additional riprap will be added around the pond.
3. The pond pump has been removed and is being sent to the manufacture to get an estimate of costs to repair it. Lights on the pump are also being looked at as well.
4. The sprinkler control and the electric service at the Greenbriar entrance needs to be moved from the corner of lot 52 to near the Greenbriar berm. Chuck Coleman will contact an electrician, CWLP and Gene Pedigo to get estimates. In the spring, we potentially need to relocate the water meter for the sprinkler system as well.
5. Pat Quigley reviewed our finances. A great job has been done by all in managing our expenses. There will be a few additional expenses between now and the end of the year but we're in good shape.
6. We discussed the 2010 budget and Pat Quigley presented two different potential scenario's for next year. Pat will further refine the 2010 budget and come to the January meeting with 3 or 4 scenarios based on our final 2009 expenses. A final decision will be made at the January 2010 meeting. The boards intent is to send dues notices by the end of January, 2010.
7. There is a concern over the number of lots that don't have trees. Chuck Coleman will inventory the number of trees per lot and provide a report to the board. A summary of the report will be considered for the next issue of Fox Tales. We also discussed potentially having an all property owner meeting in Q1/2010. Further discussion and a final decision will be made in our January meeting.

Next Meeting: January 12, 2010, Barb Lyons home, 6:00 PM