

Minutes from Fox Meadows West Director/Officers Meeting  
January 5, 2022

Meeting Held at Law Offices of Barry Hines

IN ATTENDANCE

Barry Hines

Pat Regan

Gary Neubauer

SURFACE DRAINAGE ISSUES

A general discussion of the surface drainage issues followed. The Association is aware of a surface drainage issue along the east-west easement between Silverstone and Grey Stone and the north-south easement between Silverstone and Blue Stone. To date, the Association has made an initial internal review of the problem but still needs to consult with a plumber who handles drainage issues to determine recommended corrective action. Given the time of year, any remedy will need to take place in the late winter/early spring. As previously discussed, the cause of identified issues will impact the approach the Association will undertake with homeowners to determine an appropriate resolution.

## OVERVIEW OF 2021

Gary Neubauer led a discussion of the financial results of 2021. The Association spent more money than it took in during the year, in large part due to the timing of the receipt of bills for mowing services. In addition, there was unexpected repair work on the entrance lighting at Greenbriar and Interlacken. Alan Murphy and Gary Neubauer worked with Landdesign Landscaping to resolve the disruption of power to our lighting and ultimately an electrician was contracted to identify and fix the source of a break in our power line. All other expenditures were consistent with prior years and consistent with the approved budget.

## OPERATING AND CAPITAL BUDGETS AND ASSESSMENTS

Gary Neubauer proposed establishing a Capital budget in addition to our normal Operating budget. The Capital budget would fund expenditures beyond normal operating needs and be subject to a separate assessment, as provided in the Association's Covenants. Gary proposed setting the Capital assessment at \$100 per individual lot and \$50 per duplex lot, with the Operating assessment remaining unchanged. Gary also proposed segregating the Capital assessment and expenditures with our bank and in our financial statements. The Operating and Capital budgets and assessments for 2022 were approved. A communication from the Board will be sent to all members prior to the mailing of the assessment notices.

## OTHER MATTERS

A brief follow-up discussion of proxies was held. No action was taken at this time. The Board also discussed the fiber optic cable installation taking place in the neighborhood. It was acknowledged that the Association does not have any direct responsibility for overseeing the project, as this has been approved by the City of Springfield. All members should be diligent in monitoring construction activity taking place on their property.

ADJOURN