

Minutes from Fox Meadows West Director/Officers Meeting  
October 2, 2023  
Meeting Held at the Home of Gary & Amanda Neubauer

In Attendance - Barry Hines, Alan Murphy, Peter Levan, Gary Neubauer, Amanda Neubauer

1. Reviewed third quarter cash flow statements for the Operating and Capital Accounts and the Treasurer's Report.
2. Discussed realignment of certain duties of the Association. The Landscape Committee, led by Alan Murphy, will have more limited duties than in the past, focusing primarily on the landscaped areas at the entrances and the irrigation system. A new Infrastructure Committee is established which Peter Levan has agreed to lead. Infrastructure will be responsible for drainage easement areas, the pond and lawn maintenance.
3. Discussed recommendations received from our attorney related to pond liability. We will post signage stating swimming, operating watercraft and skating on the pond is not permitted and there is no trespassing on Association property around the pond. Similar communications will be made in Fox Tales periodically.
4. Discussed reviewing our liability and directors & officers insurance policies. The current policies expire in April 2024. We will obtain at least one other quote from an insurance agency in addition to the agency handling our current policies.
5. Discussed repairs to the fence near the south entrance to FMW along the east side of Interlacken. Two bids have been received and the Board approved having the company that installed the original fence perform the repairs. It will take approximately six weeks for the materials to be delivered after which the work will commence.
6. Discussed the status of a potential sump tile damage repair project. The project is moving slower than expected, but progress should be made in the near future. Once the problem is definitively identified, we will coordinate with the homeowner to get repairs done and a trap installed.
7. Discussed an initial draft of the 2024 Operating and Capital Improvement budgets. Changes are not anticipated to these draft budgets, so the Board was comfortable approving the 2024 dues structure. Dues will remain unchanged from the amounts assessed in 2023.
8. Discussed resolution of covenant violations by a specific homeowner in FMW. Significant improvement has been noted and the Board will continue to monitor compliance.

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