

Minutes from Fox Meadows West Director/Officers Meeting
August 3, 2023
Meeting Held at the Home of Gary & Amanda Neubauer

IN ATTENDANCE

Barry Hines
Alan Murphy
Peter Levan
Pat Regan
Gary Neubauer
Amanda Neubauer

1. Reviewed second quarter cash flow statements for the Operating and Capital Accounts and the Treasurer's Report. Discussed establishing a target balance in the Capital Account to ensure adequate funds are available for major capital improvements that are anticipated in the future. No decision was made at this time, but the Board will continue to monitor the balance in the account and potential needs/uses.
2. Agreed to establish a relationship with Mike Southworth to serve as outside legal counsel for the Association on an as-needed basis. The Board would seek advice on matters involving enforcement of covenants, liability and other legal matters that come up from time-to-time.
3. Discussed the need to get other people involved with Association leadership as board members, officers and committee members. Generally discussed the need to engage other homeowners in FMW to ensure continuity of the leadership of the Association. A particular concern exists regarding the Architectural Control Committee (the Committee), which stands as a quasi-independent committee of the Association. The Committee is comprised of three members who currently are Barry Hines, Larry Adams and Chuck Coleman. Article VII of our covenants stipulate that, in the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. This Committee plays a key role in reviewing and approving construction, remodeling, alteration or addition to any structure, building, fence, wall, drive or path.
4. The Board has approved the construction of a small enclosure around the electric utility box and the equipment necessary for the pond aerators and fountain. This enclosure will provide enhanced safety, improve the aesthetics, provide a buffer for the noise generated, and prolong the useful life of the equipment. Construction is scheduled to start the week of August 7. This project is being funded through the Capital Account.
5. Discussed addressing the fence near the south entrance to FMW along the east side of Interlacken. The fence was originally put up by the developer to delineate the property line between individual lots and the Association easement. This fence has suffered

damage, most recently by the storm that impacted much of Springfield, and repairs are warranted. Gary Neubauer will look into the matter, report back to the Board, and make arrangements to have repairs made.

6. The Landscape Committee requested guidance on steps to improve the appearance of the south entrance to the subdivision. The general consensus is to power wash the stone subdivision sign at the Interlaken/Iles entrance and to make other improvements to the plant bed in front of the sign.
7. Discussed trying to have a meeting of the membership of Fox Meadows West Property Owners Association. It was noted the last time such a meeting was held only three members besides the officers and board members attended. Further consideration is necessary to determine if attendance can be improved to make such a meeting productive. In the meantime, the Board will continue to communicate with members regularly through Fox Tales and email.
8. Discussed steps to be taken to address violations of the covenants by a specific homeowner in FMW. The Board will communicate directly with the homeowner, in writing, to further emphasize the need to come into compliance. This noncompliance has previously been communicated verbally. The Board will seek outside legal counsel assistance if there is continued noncompliance following this communication.

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