

Fox Meadows West

Property Owners Association

Date: March 3, 2009

Time: 6:30 PM

Location: Barb Lyons house

In Attendance: Barry Hines

Jim Collins

Ralph Holt

Pat Quigley

Kathy Staten

Barb Lyons

Chuck Coleman

Minutes:

1. Minutes of the February 11, 2009 were approved
2. Finance – Landscaping and Lawn mowing, Kathy Staten and Barb Lyons will meet with the vendor who performed this work last year as well as with Jeff Stelle to review the work that was done. This will help Kathy and Barb develop a bid specification list to be sent to several vendors for bids.

Pond Maintenance – The previous vendor, Marine Biochemists, will be contacted by Jim Collins to get a new bid one-year bid for 2009.

Irrigation – Jim Collins will contact Design Irrigation for a bid for 2009 maintenance as well as for suggestions on how to secure the back-flow preventers from being stolen. Back-flow preventers were stolen twice during 2008.

Pat Quigley will get copies of CWLP bills from previous years to analyze the expenses. The expenses that Pat reviewed were inconsistent and getting previous year invoices will help as Pat finalizes the 2009 budget.

There was a lot of discussion about property/lot owner(s) in the subdivision that declared bankruptcy and the impact that will have on 2009 revenues. The consensus was that this issued can't be ignored and that the risk of not being paid annual dues by owners in this situation needed to be accounted for in the 2009 annual assessment.

The recommendation was made to send out dues letters in mid-March to all property owners for \$207.00. This amount was determined after reviewing preliminary budget numbers for 2009 and will provide a small buffer even if a small number of lots don't pay due to bankruptcy. Per the bylaws, the 2009 amount of \$207.00 was reviewed by Jeff Stelle and he concurred in the fee.

Insurance – Pat Quigley is going to ask for a new bid for a Directors and Officers liability package in the amount of \$250,000.00. The quote for \$1M at an annual fee of \$694.00 was deemed to expensive.

3. Architectural Control – The responsibility for Architectural Control currently lies with the developer. Chuck Coleman will contact Jeff Stelle to ask for George Stelle and Connie Stelle's resignation and to ask them to designate Chuck Coleman and one other FMW property owner to form the new Architectural Control Committee.
4. Fox Meadows West Website – The board recommended that the password required to get into the FMW website be removed so all property owners and the public have access. Ralph Holt hosts the website and will remove the password. All board members are also requested to send a picture of themselves to Ralph as well as a brief biography so that information can be posted.
5. Fish in the pond – Jim Collins has contacted the Illinois Department of Natural Resources. They will shock the pond in May to determine what type of marine life currently exists in the pond. For \$27.00 DNR will stock the pond with Sun fish, Cat fish and Blue Gills. Next year they will add Bass fish.
6. Rocks at the Greenbrier Entrance – Kathy Staten and Barb Lyons will look at options to solve the problem with people driving on the grass as well as eliminate rocks from being thrown on the road.

Next Meeting: March 31, 2009, 6:00 PM – Kathy Staten's house