



Fox Meadows West

Property Owners Association

Date: September 14, 2010

Time: 6:00 PM

Location: Jim Collins home

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

Absent: Kathy Staten
Ralph Holt

Minutes:

- Minutes of the July 6, 2010 meeting were approved
- Pat Quigley reviewed the 2010 budget and expenses. We are ahead of targets, (doing better), on both expenses and revenues. Utilities have increased vs. earlier in the year due to watering the berms and electricity to run the pond pump.
- We discussed formalizing key responsibilities for maintaining the subdivision and assigning those responsibilities to Directors and Officers. More work needs to be done on this to formalize this.
- We have spent \$964.00 so far this year on pump maintenance. Pat Quigley investigated the cost to replace the pump and was given estimates that ranged between \$8,000 and \$11,000. Those estimates include the labor cost to remove the old one and replace it with a new one. The feedback from the vendor that provided the pricing and also maintains the pump is that they no longer carry the brand that was installed by the developer because of quality problems. This should be addressed when putting together the 2011 budget.
- We discussed the street light post for the island on Greenbriar. The Board was in agreement to proceed with the installation. Chuck will work with Springfield Electric and the electrician to get it installed.
- We discussed an issue with a duplex under construction on Charlack. There are two issues:
 - They are quickly approaching the one year anniversary from when they started construction. The Covenants are clear that construction has to be completed within a year.
 - The owners received approval to begin construction based on plans that were submitted to the Architectural Control Committee. The front exterior has been modified and changed without the committees' approval.
 - A letter from the FMW attorney will be sent to the property owners requesting that these issues be addressed.
- We discussed a water drainage issue that impacts several of the Silver Stone condominiums. A thorough review of the problem was conducted and a proposal was made by Chuck to fix the problems. Two parts of a three part solution have already been addressed at no cost to the subdivision. One part requires that sod be removed and the soil beneath the sod lowered to allow water to flow to the appropriate storm sewer grate. The sod would then be reinstalled but lower in the ground. This required approval to spend up to \$1,000.00 to remedy the problem. The approval was granted.
- The October all subdivision Get-Together was canceled and a Holiday Get-Together was proposed. Details were going to be worked out and communicated to the property owners as soon as possible.

Next Meeting: November 9, 2010 – Chuck Coleman's home
