

RED FOX RUN BOARD MEETING September 2, 2021

Present: Pete Crandall, John Brodie, Vic Del Pizzo and Carolyn Jones

Absent: Alton Kelly and Brandon Highsmith. Jim Baker resigned as he has moved out of town.

Pete opened the meeting at 700pm. Minutes for June 10, 2021 Board approved as sent by email.

TREASURER'S REPORT: John Brodie: Current Balances: Road: \$7,760.73: 2021 Operating Account: \$35,228.20; Total 2021 Operating funds \$42,988.20: Construction account: \$8,500.00. One owner [not paid]. Lien filed for \$2181.94. We have had 15 closings this year and 2 more pending. Report move to approve by Carolyn, seconded by Pete and approved.

NEW BUSINESS:

ARC PROPOSED REVISIONS: Guest to Board Brian Kivin, ARC Chair

Pete opened the discussion with current issues of noncompliance in certain instances of ARC rules. A motion was made by John and seconded by Vic that the ARC has the right to approve construction after all proposed plans are submitted to the ARC, and to impose fines for violations after construction has begun.

John made a motion and Carolyn seconded to raise the construction deposit to \$3000.00, effective immediately. The motion was passed.

A discussion ensued at to silt fences, mud on road, drainage problems and size of rock on entrances to property under construction. Also, to update current fines. It has also been suggested that both property owner and builder sign the covenants before construction. Chair Pete has volunteered to propose an updated version of ARC rules to be discussed by the ARC Committee and presented to the Board.

Proposed New Board Member to replace Jim Baker. Several names were suggested that had previously been nominated. Pete took a straw ballot and Andrew Drumliner has been nominated and accepted.

OLD BUSINESS:

Social October 9 at FENCE: Carolyn Jones reported that she and Pete visited FENCE and were very pleased with the facilities. We are seeking a large grill possible from Tryon Estates. An invitation for the picnic is being prepared by Pete.

Speed Bump: Eric Jackson will install in the next week or 2.

Emery Road Paving. John has been trying to contact Mr. Emory to schedule.

Plans are being made to repaint the sign at the entrance.

Meeting was adjourned at 8:50pm

Respectively Submitted,

Carolyn Jones, Sec.