

RED FOX RUN POA
SPECIAL BOARD MEETING IN REGARD
TO PROPOSED SALE OF GOLF COURSE AND LOTS
MAY 2, 2022

Members Present: Pete Crandall, John Brodie, Carolyn Jones, Brandon Highsmith, Vic Del Pizzo, Alton Kelley, Andrew Drumheller and Guest: Rusty Van Vanvoorhis

Pete called the meeting order at 7:40 pm. John Brodie had no treasurer's report as this was not a regular meeting.

Pete reported that the buyer of Red Fox properties, Clarence Gibbs, upon closing, would pay a pro-rated (70%) of the annual membership dues on each of the 27 lots for this year but would only pay one \$200 POA membership initiation fee. After much discussion, the Board concluded that since the initiation fee is not lien-able, it would not be cost effective to pursue legal action to compel the new owner to pay it. The Board anticipates that it would collect \$3,875 at the time of closing.

Pete then presented a statement prepared by attorney Billy McFarland that released the Holbrooks and Home Realty from all developmental rights and liabilities on the 27 unsold lots after the sale of Red Fox Properties. Pete Crandall as President of the Red Fox POA was asked to sign this release. All board members were provided copies of the release. It was decided by the Board that Lora Baker be asked to review the statement. Because of the short time constraint before the closing, a discussion followed as to whether Pete should sign the statement if Ms. Baker did not respond in a timely manner.

A discussion was then held concerning the viability of the covenants on the Red Fox Run properties from 1966 until the present day. It was decided after much

discussion that the revised covenants voted on in 2014 and revised in 2018 are the ones in effect.

There was then a discussion concerning possibly hiring an attorney on a contingency basis to represent the POA on legal matters. Several names were mentioned but the action was tabled.

Vic and John then provided an update from the road committee. Highlights included: (1) A review of the quotes solicited from road sealant companies to address maintenance of the area from Renard Rd through the back gate to Golf Course Rd. This area had been scheduled for chip sealing in 2021, but the project was delayed by the contractor due to other commitments. A brief discussion followed on whether sealant should be pursued in lieu of chip sealing or asphalt paving. Vic indicated that he would follow up with a memo to the Board Members documenting the committee's effort and request a vote on whether to proceed; (2) Eric Jackson will be asked to mulch selected areas from the back gate; and (3) it was proposed by Vic and seconded by Carolyn the area along Hooper Creek Road, where the new telephone poles were placed, be fenced. The motion was approved.

Meeting adjourned at 10:45 pm.

Respectively submitted,

Carolyn Jones, Sec.