

RED FOX RUN POA
BOARD MEETING
August 1, 2022

In attendance: Pete Crandall, John Brodie, Carolyn Jones, Brandon Highsmith, Alton Kelley, Andrew Drumheller, and Vic DelPizzo

Mr. Crandall, President, called the meeting to order at 7:05 pm and reviewed the Agenda (Attachment 1) that would be covered at the meeting.

Ms. Jones, Secretary, informed the Board that she does not intend to stand for re-election when her term expires at the end of 2022. She expressed an interest in transitioning her responsibilities as Secretary to another Board member. Mr. DelPizzo expressed an interest and, after a brief discussion, a motion was made, seconded and approved to effect a transition.

There followed a review of the minutes of the Special Meeting held on May 2, 2022 that had been previously distributed. Mr. Brodie noted two changes – a typo on the number of Home Realty Lots and a revision to the amount collected at closing from the buyer of the Home Realty Lots. A motion was then made, seconded and approved to accept the as-amended minutes from the May 2, 2002 meeting.

Mr. Brodie, Treasurer, then provided the Treasurer's Report that had also been previously distributed. He reviewed the cash available in the Operating and Construction Accounts and noted significant expenditures that have occurred year-to-date. Highlights included:

- (i) approx. \$12,300 to remove trees and install fencing along the stretch Hooper Creek Road where it parallels Golf Course Rd;
- (ii) approx. \$3,800 for mulching and landscaping of areas along Club Road near the community's back gate;
- (iii) approx. \$500 for a flagpole to be installed near the main entrance; and
- (iv) approx. \$470 for the new signage at the main entrance.

He noted that items (i) and (ii) were necessitated by the work done by REMC to bury overhead power lines. There followed a discussion of related landscaping projects to be done that include either sealing or painting the recently installed fences and additional plantings.

Mr. Brodie also reviewed the status and collection efforts of past-due annual assessments. Of note is that of the original 14 past-due items, only five (5) remain and that efforts to collect these amounts continue.

A motion was made, seconded and approved to accept the as-presented Treasurer's Report.

The Board next discussed the Road Committee and the efforts to undertake repairs and maintenance of areas on Club Road and Hooper Creek Road, previously identified as higher-priority areas. Focus of the conversation was on the composition, responsibilities and processes followed by the Committee. The discussion also focused on the challenges of obtaining quotes and commitments from the few service providers in the area, how those challenges are exacerbated by community's limited budget, and whether the committee should focus on undertaking smaller scope maintenance project each year or build sufficient reserves to undertake larger scale re-paving projects when needed.

Highlights from the discussion included: (i) current composition of the Road Committee is Messr. DelPizzo, Crandall and Brodie, efforts will be made at the upcoming general meeting and holiday social to solicit additional committee members from the community; (ii) initiatives for new projects will be discussed with the

Board before commencing due diligence efforts and any resulting recommendations will be presented to the Board for discussion and approval; and (iii) to the extent possible, the Committee will make best efforts to obtain multiple bids and enter into written agreements with detailed scope of work with any service provider it recommends.

In addition, Mr DelPizzo provided a recap and an update of the road sealant project discussed at previous meetings – after reaching out to various companies in March and April only two companies came out to review the scope of work and, of those, only one submitted a formal bid, which was valid for 30 days. Additional due diligence was required and an affirmative majority vote was not achieved before the quote expired. Moreover, the Board indicated a preference to undertake repairs rather than maintenance efforts. Mr. Brodie indicated that there have been additional efforts to connect with Emory Paving to potentially re-engage and undertake repairs later this year.

Mr. Crandall then reviewed new business. This included the following items:

- 1) Road safety. A proposal was made to install a new stop sign at the intersection of Hooper Creek Road and Club Road near the back gate. A brief discussion was held regarding the effectiveness of the stop sign recently installed further down on Hooper Creek Road. The proposal was motioned, seconded and approved.
- 2) Speed bump. Ms. Jones reminded the Board that a speed bump has yet to be installed on Club Road by the back gate. Mr. Crandall confirmed that the speed bump has been acquired, but that installation was deferred until the above-noted repairs on Club Road have been completed. After a brief discussion it was agreed that if the repairs cannot be undertaken by late November, the Board will revisit installing the speed bump regardless.
- 3) Staggering Terms of Board Members. This is a well-established practice among Boards to mitigate the risk of the entire Board rolling over at the same time. A proposal was made that at the upcoming election, the four (out of the seven) members who receive the most votes will serve for a three or four year term, while the other three members will serve for a two year term. A formal vote on this proposal was deferred pending due diligence on whether this requires amendment of by-laws or declaration before it can be enacted by the Board.
- 4) Upcoming Election. Five of the current members indicated that they will stand for re-election, one member has indicated that he is undecided, and one member has indicated that she will not stand. In addition, Ms. Jones indicated that she will continue to work on the nominating committee, and encouraged all other members to reach out to others in the community to volunteer to stand for election.
- 5) Community Social. Following positive feedback from the event held in the Fall of 2021, the Social Committee will pursue an event in early December 2022. A hold-the-date notice will be sent for Dec 10. Tentatively, it will be held at Fence (the Foothills Equestrian Nature Center), from 5-8 pm, attendees will be asked to bring hors d'oeuvres and a nominal fee will be charged so that the POA can pay for the venue, and provide wine.
- 6) Next meeting. After canvassing the members, it was agreed to hold it on Sept 8, 2022 at 7 pm.

This concluded the formal agenda, however the additional items were also discussed.

Community Security. Mr. Crandall has been in contact with the Sheriff about the frequency of nightly patrols. The Sheriff indicated that if they could use the guardhouse as a sub-station it would facilitate their ability to patrol the community. The guardhouse is owned by Mr. Gibbs, not the community. Mr. Crandall will pursue discussions with Mr. Gibbs about undertaking some repairs to the guardhouse (e.g. paint, bathroom and HVAC refurbishment, etc.) and will report to the Board if the POA needs to contribute capital towards this effort.

Status of efforts by Mr. Gibbs to subdivide and sell lots from the golf course. Reportedly: (i) a few residents

have expressed interest in acquiring additional land behind their properties; (ii) A developer has acquired a number of existing Home Realty lots for development as well as the maintenance lot from the golf course property; the latter will be used to store construction equipment once they start construction; (iii) a local church has expressed an interest in acquiring at least 50 acres to construct a new church and a cemetery.

There being no further items for discussion, the meeting was adjourned at 9:25 pm.

RED FOX RUN POA BOARD MEETING
AGENDA

MONDAY, AUGUST 1, 2022. 7PM.

LOCATION 392 RENARD RD.

7:PM OPENING COMMENTS:	PETE
7:05 TREASURER’S REPORT:	JOHN BRODIE
7:20 SECRETARY’S REPORT: (AS MAILED)	VIC
7:30 OLD BUSINESS: ROADS:	VIC

COMMITTEE MAKEUP

COMMITTEE RESPONSIBILITY &

COMMITTEE AUTHORITY

FINALIZE DECISION ON ROAD SEALANT

ENTRANCE SIGN AND NEW FLAG POLE. PETE

7:50 NEW BUSINESS: PROPOSE ADDING NEW STOP SIGN AT HOOPER
CREEK AND CLUB RD.

8:00 ELECTIONS: PETE

ALL 7 ARE UP: WHO IS RUNNING?

I PROPOSE THAT WE START TO STAGGER TERMS. TOP 4 VOTE GETTERS WILL
SERVE 3 YEARS AND BOTTOM 3 SERVE 2 YEARS, FOR 1 TERM. AFTER THE FIRST
TERM THEN GO TO 2 YEARS FOR EVERONE, WITH AN ELECTION EVERY YEAR.

8:15. NOMINATING COMMITTEE: WHO??

ELECTION TIMING: CURRENT TERMS RUN THRU DECEMBER 2022.

8:25. POA ASSOCIATION SOCIAL: CAROLYN

8:40 NEXT BOARD MEETING SEPT. 8 THURS

SEPT 15 THURS

SEPT 19, MONDAY

NEXT MEETING AGENDA ITEMS: BUDGET REVIEW & 2023 PROPOSED BUDGET
SALARY INCREASES! (JUST KIDDING)
ANNUAL ASSESSMENT

9PM: ADJOURN: