

**RED FOX RUN POA
BOARD MEETING
September 8, 2022**

Board Members attending: Pete Crandall, John Brodie, Carolyn Jones, Brandon Highsmith, and Vic Del Pizzo.

Guest attendee: Michael Turgeon.

A brief visit to the gatehouse at the Club Rd entrance to the community preceded the meeting. The gatehouse is being designated as a new substation for the Polk County Sheriff. The Board reviewed the refurbishment progress to date. This included: cleaning and painting of ceiling, walls, trim and doors; installation of lockbox for entrance keys, water heater, toilet, vinyl blinds in the bathroom, a flagpole and new (Sheriff Substation) signage. Mr. Crandall, President, indicated that the Board would be discussing the gatehouse as part of the meeting.

The Board then adjourned to Mr. Crandall's home and he called the meeting to order at 7:05 pm. He noted that two Board Members, Alton Kelley and Andrew Drumheller, could not attend due to scheduling conflicts. Nonetheless, since five Board members were in attendance, there was a quorum. Mr. Crandall then introduced Mr. Turgeon, a new resident to the Community, and explained that he was attending the meeting as a guest.

Mr. Brodie, Treasurer, provided the Treasurer's Report, a copy of which had been previously distributed. He reviewed the cash balances in the Operating and Construction Accounts and discussed changes in the balances since the prior meeting. Highlights included:

- (i) Balances in the Operating accounts remained at approx \$64,300;
- (ii) Balance in the Construction Account, representing deposits from owners with houses under construction, is \$13,300. Mr. Brodie noted that there are approximately \$1,200 in this account that will not be refunded due to fines incurred for violations of ARC guidelines during the construction process and that these funds will shortly be transferred to the Operating accounts. The affected owner has been notified.
- (iii) Collection efforts of past due annual assessments continue. The outstanding balance has been reduced from \$1,200, as of the previous meeting, to \$300. However, there remains one owner who has been in default for several years with a past due balance, including fees, of over \$2,900; a lien has been placed on his property.

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

Mr. Crandall, then proceeded to discuss the minutes of the August 1, 2022 meeting. A copy of the minutes had been previously distributed. A motion was made, seconded and approved to accept the minutes as presented.

Mr. Brodie then provided a recap of six recent closings of lots owned by Mr. Clarence Gibbs, who acquired the golf course property and the (former) Home Realty lots. Mr. Brodie identified the lots and the new owners involved citing information obtained from the deeds recorded at the Polk County offices. He also commented on the receipt, and collection efforts, of the initiation fee that new owners are required to pay when they become members of the association.

There followed a general discussion of efforts by Mr. Gibbs to market for sale the remaining lots and the former golf course property. Reportedly, there remain a number of prospects, including instances of current Red Fox residents interested in acquiring additional land adjacent to their existing properties. Negotiations and due diligence efforts by these parties are ongoing but, other than the confirmed closing and under-contract situations

noted above, there are no new imminent transactions.

Mr. Crandall then provided an update on two items discussed at the prior meeting. He confirmed that a new stop sign was installed at the intersection of Club Rd and Hooper Creek Rd, by the back gate, and a flagpole was installed by the Red Fox sign at the main entrance on Club Rd.

The Board then received an update from the road committee. There was a general discussion of the conditions of the roads. Mr. Brodie confirmed that we are waiting on Emery Paving to determine if additional chipsealing can be done this year. Ms. Jones reminded the committee that if by late November road repairs are not undertaken on Club Road by the back gate, that the committee will proceed with the installation of the speed hump that was previously acquired. Mr. Del Pizzo informed the Board that the committee is meeting on 9/12 to review conditions of selected road sections of concern and to discuss alternate approaches to chipsealing, including asphalt paving. The committee will report back to the Board with conclusions and recommendations. In addition, Mr. Crandall noted that the committee would review the status of culvert pipes running under the community roads. It has been brought to the Board's attention that some may be clogged.

Mr. Crandall then provided an update on legal representation. The Board has been reviewing if it should continue to work principally with the Feagan Law firm. It has come to the Board's attention that the firm of McFarland & McFarland may be adding a new attorney to staff that specializes in POA matters. There followed a general discussion including whether the Board should have a firm on retainer and if there could be conflicts if legal issues arose between the POA and the owner of the golf course property since the McFarland firm has been representing Mr Gibbs. Mr. Crandall made a motion that was seconded and approved to hold conversations with the new attorney at the McFarland firm to explore if the POA should consider retaining the new attorney.

Ms. Jones then provided an update from the Nominating Committee noting that they have identified two owners potentially interested in standing for election. Ms. Jones indicated that a notice would be sent via Constant Contact to the entire community inviting any interested owner to express their interest and submit a brief biography. Mr. Crandall confirmed that the Annual General Meeting will be held on November 12 or 19, subject to availability of the conference room at the Steps to Hope facility in Columbus. The Board then discussed which existing members are interested in running for re-election and whether Board Member terms should be staggered to avoid the entire Board coming up for re-election at the same time. Some members expressed concerns that the annual election of the entire board is required under the (revised) covenants. It was suggested that a proposal could be included on the election ballot if the terms should be staggered, and if the requisite number of affirmative votes were achieved, then the top four vote-getters would serve for a three year term with the remaining three elected members serving for a two year term. Mr. Crandall agreed to review this issue with counsel.

The Board then discussed the gatehouse. To-date, the refurbishment efforts were conducted by the POA and Mr. Gibbs sharing the cost of materials and with labor provided on a volunteer basis by Board members. Mr. Gibbs has indicated that he would consider donating the facility to the POA. The POA is already responsible for the upkeep of the road islands, including the one where the gatehouse is located, and is already responsible for paying for the utilities. To complete the renovation, a new HVAC unit is required.. Mr. Crandall indicated that the Board could secure a dual AC/Heat pump unit at a reasonable cost and that the unit can be installed with volunteer labor. Since the renovated gatehouse would serve as a Sheriff substation and enhance security at the community, there was a consensus that the POA should accept the offer. Mr. Crandall will also review this with legal counsel and confirm if the POA can accept the donation.

The Board then reviewed the proposed 2023 Operating Budget. Mr. Crandall and Mr. Brodie reviewed the proposed expenses for 2023 and commented on actual costs incurred, and projected to be incurred, for 2022. The Board then discussed whether the annual dues should be increased. The Board considered the number of

years since the last dues increase, the need to be able to pay for upcoming road repairs and resurfacing and the general inflationary pressures on costs. A motion was made, seconded and approved, by a majority, to increase the dues to \$375 for property owners on RedFoxPOA-maintained roads (from the current \$300) and to \$187.50 for property owners on State-maintained roads (from the current \$150) and to adopt the proposed budget, as amended for the dues increase for presentation at the annual meeting.

Finally, Ms. Jones provided an update on the social event planned for Dec 10, 2022. Ms. Jones confirmed that the POA can rent the recently renovated community room at FENCE for \$100 for the evening of Dec 10th. By that date, the center will already be decorated for the upcoming Christmas season. A notice will be sent via Constant Contact to all members confirming the date, time and location of the party. There will be a nominal cost of \$5 per person that will be used to pay for the rental and for provide wine, beer and water; members will be encouraged to bring hors d'oeuvres and select desserts for sharing as well as any other beverage of choice

There being no further items for discussion, the meeting was adjourned at 9:45 pm.