

**RED FOX RUN
PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
November 12, 2022**

The Annual Meeting was held at Steps to Hope in Columbus, NC on November 12, 2022 at 8:00 am.

Mr. Crandall, President of the POA Board, opened the meeting by welcoming attendees and introducing the incumbent and prospective Board Members and the Chair of the Architectural Review Committee.

Mr. Crandall then confirmed that Notice of the Meeting had been provided within the time period proscribed in the by-laws and noted that notice was principally provided via the e-mail feature of the Constant Contact application. There followed a brief discussion about the benefits of using this application. These included cost savings due to fewer mailings and ability to communicate more frequently, and in real time, with the community. Mr. Crandall concluded his introductory remarks by highlighting principal activities and achievements of the Board during 2022. These included: road paving by the back gate, fencing of community boundary along Hooper Creek Road, repairs of the back gate, and refurbishment of the gate house which now also serves as a Sheriff's Substation. Mr. Crandall also noted that he had been in contact with the trash collection company that services the community and that the annual fee increase for 2023 would be a modest 75 cents per month from the prior rate.

Mr. DelPizzo, Secretary, then reviewed the minutes from the 2021 Annual Meeting. He noted that those minutes, as well as minutes from the four most recent Board meetings, are posted on the community website. There being no comments or questions on the prior minutes, they were approved as written.

Mr. Brodie, Treasurer, then reviewed the Treasurer's Report. He commented on the balances in the Operating and Construction bank accounts, major expenditures during the year and collection efforts on four past due amounts due from community residents. There followed a general discussion period. Questions focused on the distinction of items included in the Operating versus the Construction accounts, on how road repairs and maintenance are prioritized, on the number of real estate closings that occurred during the year and the construction projects currently under way and anticipated to occur. There being no further comments, the Treasurer Report was approved as presented.

There followed a general discussion period. Highlights included:

- Pending election of the Board. Mr. Crandall noted that two incumbents would be retiring from the Board, but would continue serving on the committees on which they are currently involved, and that one Board member opted to resign due to work responsibilities. Mr. Crandall then introduced Mr. Haake and Mr. Pastor who volunteered to run for election.
- Roles and responsibilities of the various standing Committees. Questions and discussion focused principally on the Architectural Review Committee and the Welcoming Committee. Some of the meeting participants expressed an interest in joining some of these committees. A sign-up sheet was prepared so that participants could leave their contact details and the committee chairs could reach out to them.
- Sale of lots from the former golf course property. Most of this discussion focused on the issue of existing lot owners acquiring additional, adjacent, land and then combining their two parcels into one lot. The unresolved question is whether the recombined lot is subject to the deed restrictions in effect on the original lot. Various scenarios were discussed as to how the lots could be combined, and the potential issues with easements and rights-of-way. Mr. Crandall indicated that the Board is working with its counsel who is researching statutory and case law that could clarify these issues.
- Payment of Annual Dues and Trash Collection Fees. One attendee asked whether these amounts could be paid electronically by property owners utilizing the Bill Pay feature in checking accounts rather than writing

and mailing physical checks. One of the prospective Board members indicated that he would look into the question.

- Bow hunting on private property. It was commented that bow hunters has been observed on the former golf property. Mr. Crandall indicated that he had contacted the Sheriff's office and was told that as long as the hunter has permission from the property owner, bow hunting on private property is legal in North Carolina.

There being no further discussion topics, Mr. DelPizzo, Secretary, then proceeded to announce the results of the voting on ballot items. Present, either in person or by proxy, there were 54 eligible ballots that had been cast. Of those:

- On Measure 1, Approval of the 2023 Budget, there were: 49 affirmative votes, 3 negative votes and two abstentions. Therefore, the measure was approved.
- On Measure 2, Amending of the By-Laws to allow for the staggering of terms served by elected Board members, there were: 52 affirmative votes, 1 negative vote and 1 abstention. Therefore, the measure was approved.
- On the Election of Board Members, there were seven candidates, including four incumbents, running for seven positions. Affirmative votes received by individuals were: Crandall 45, DelPizzo 45, Drumheller 46, Haake 47, Kelley 45, Love 48 and Pastor 45. Therefore, all seven candidates were elected.

The Board recognized and thanked the two retiring Board members -- Mr. Brodie, Treasurer, and Ms. Jones, (former) Secretary, for their contributions during their tenure. Ms. Jones reminded everyone that on December 10, 2022 there is a social event being held at FENCE, details were communicated through Constant Contact and are also posted on the community website, and to please RSVP so that an approximate headcount could be confirmed.

There being no further business, the meeting was adjourned at 10:10 am.