

Red Fox Run POA
Board Meeting of 1-13-2024 Minutes

Attendees: S. Love, Pres., P. Crandall Sec., V. DelPizzo Treas.

A. Drumheller, J. Haake, A. Kelley, J. Pastor

VISITORS: B. Kivin, M. Lynch, M. Turgeon

The meeting was called to order at 1pm By President Love. The first order of business was a hearing on an appeal by Mr. Lynch of an Arc decision regarding painting or staining of the fence at his new home.

Mr. Lynch stated his position, in about 5 minutes and then departed. The board then conducted an almost 45 minute conversation with input from current Arc chair, J. Pastor, previous ARC chair B. Kivin, and Board Members. With that input, it was decided that the ARC would compile a total list of any outstanding issues, and that President Love would communicate to Mr. Lynch the status of the appeal.

At 1:55, Mr. Turgeon was introduced to the Board. He is going to be serving as the new Landscape committee chair. He, Mr. Pastor, and Mr. Kelley, met last week to establish a plan going forward. He presented a copy of highlights of their meeting on 1/9/24. The chair is going to proceed to research and contact landscaping providers in order to establish a service plan going forward. Treasurer DelPizzo expressed preference for no annual service contracts, and strongly objected to any contract that requires retainer payments, while Sec. Crandall voiced his strong support for such an agreement. The resolution was that the Landscape Committee would make the decision. Side issues of current conditions, including the new fence, between Hooper Creek and Golf Course Rd, and the entrance on Club Rd., also took place.

RFRPOA BOARD MEETING

1/13/24

PAGE 2

Discussion of officer appointments/ election took place. Since no board election took place based on last years by-laws revision to get back to staggered terms, current officers will remain in place. Issue of term limits for board positions and committee members took place with no resolution as current Declaration does not address term limits.

Treasurer DelPizzo stated that when his term is up in 2025, he is planning not to run again.

A discussion of the need for nominating committee to get volunteers for committees took place. Agreed that a request should go out via CC to solicit volunteers as several committees have vacancies.

Discussion of timeliness of ARC and response to requests for info, from residents or new home builders. ARC chair to put timetable on members to respond or he will go with what he has. The Board also voted down, the proposal of partial refunds of construction deposits.

Treasurers report was given by Treasurer DelPizzo

Balances as of 12/31/2023: Operating \$20,661. (rounded to whole \$\$)

Roads \$1,331

Const. Deposits \$23,041

Discussion of Treasurer's responsibilities and job description took place, and the subject of a CPA taking over some, most, or all of those functions took place. Alton, Vic and Sadler to investigate.

Discussion of Property management company being employed to manage association was held. Concern about cost. Secretary Crandall will investigate and report back to the Board.

RFRPOA Board Meeting

1/13/24

Page 3

It was agreed that changes to Community Roster would be forwarded to Board members monthly. Alton to give Andy the updates that were made before the list was sent out with the January mailing. Hopefully that will insure that the roster is complete and accurate going forward.

A Google Drive acct. has been set up to save historical data, information and community rosters. The Board approved, after the fact. Also, reported that POA tax filings have been completed, ahead of deadline.

Welcoming Committee chair has resigned. Need to find a replacement quickly.

With no other business, the meeting was adjourned at 4:02pm.

Respectfully submitted

Pete Crandall. RFRPOA / Secretary