

Red Fox Run POA
Board Meeting Minutes
November 16, 2024
Steps to Hope
232 E Mills St, Columbus, NC 28722

Board Members:

Present: Andrew Drumheller, Pete Crandall, Justin Pastor, Jeff Haake, Alton Kelley, Brian Kivin, Boyd Wampler

Absent: None

Quorum present: Yes

Others present: 33 Community members

Meeting called order at 9:00am

Opening:

- Opening statement – Pete

Roll Call of the Board

Proof of Notice of Meeting

Secretary's Report: Jeff

- October meeting minutes will be posted online today.
- Motioned Seconded passed

There was a moment of silence for all that we lost in the last year.

- The President spoke about Helene and how nice it was to see the community come together and there were a lot of neighbors helping neighbors.

GFL

- GFL would be willing to bring a dumpster to the community for \$150 drop fee and we would pay per weight. There was a discussion about the service, but no decision was made.
- Pete worked with GFL to keep the trash pickup at the same rate as last year of \$204.

Treasurer Report: Alton

- There are three homeowners with outstanding dues.
- There is \$9,000 in construction deposit.
- There was a typo on the budget for striping, the budget said it was \$3,500, the actual cost was \$350, and it was paid out of the 2024 budget.
- There was a \$10,000 deposit for road signs that was paid out of the 2024 budget.
- The line item for the back gate is just an ear mark amounting in case the back gate breaks it is 40 years old.

Question:

- There were questions about paving, it was explained that in 2025 no paving will occur and those funds were diverted to having signs made.

It was explained that the Social Committee line will be revenue neutral and is allocated for purchasing things

Roads Committee - Boyd

- 2025 will be focused on replacing signs.
- We will look for volunteers to help remove the old signs.

Landscape Committee – Justin

- We got a new contract started.
- We will be having two more workdays, one to stain the fence on Hooper Creek and another for a cleanup.
- Justin will be reaching out to neighbors to help cut up trees and get them to the road for FEMA.

ARC Committee – Brian

- Not a lot is going on with the ARC.
- No new home builds just a home build wrapping up.
- Brian said they are receiving requests for repairs and tree removal.

Welcome Committee

- Andy was thanked for his service and efforts on the board. He has handed off his welcoming committee and roster duties to Justin Pastor.

Social Committee – Jeff

- He gave heartfelt thanks and shared a letter from the AC Reynolds Principal thanking our community for our generosity and donations.
- The letter will be posted to the website.
- The social committee will be taking over the Foxy Ladies, but Mrs. Cheek will still be involved.
- Christmas party is scheduled for December 7th, please RSVP to poa@redfoxpoa.net by December 1st.

The election results are as follows:

Board Vote:

Justin Pastor 64

Boyd Wampler 51

Scott Rogers 39

Mathew Swanson 38

Brian Kivan 32

Susan Kirk 21

Vivian Cheek 19

Ted Owens 4

Justin Pastor, Boyd Wampler, Scott Rogers, & Mathew Swanson are the newly elected board members.

Budget Vote:

Budget passed with 58 votes for and 4 against.

Question:

- Karen Norman asked a question about raising dues to have a reserve.
- Pete explained that we typically carry over a balance so there have been talks about building a reserve fund but there historically hasn't been a need for one.
- Werner supported Karen's comment and suggested a small raise to build a reserve to avoid being in a bad situation and needing to take an emergency assessment.
- Pete said the board can raise dues by up to 25% a year but over that would take two thirds vote by the POA
- In addition to the reserve fund, it was also mentioned about paving more, damages roads, general improvements, improvements to the front entrance, walking trail, etc.
- Pete asked the crowd if they agreed to raise our dues in the future. The vast majority raised their hands in agreement. Pete said we could take a look at this in the future.
- Pete also mentioned that our electrical bill is about \$80.00 a month. This is for the guard house and back gate.

Question:

- Why are we taking care of property that is not owned by the POA?
 - If we did not maintain the property, then no one would maintain it.

Question:

- After the lawsuit, can dues only be used for roads and landscape?
- Pete said that he talked to two attorneys, and we are allowed to spend money on other items besides roads and landscape.
- We try to keep social events revenue neutral, so dues are not being spent on parties. According to Pete, we made about \$34.00 last year on our two social events.

Meeting Adjourned

Secretary's note:

- I want to thank Justin Pastor for taking the minutes while we were counting the votes.
- I want to thank Andrew Drumheller and Beth Orłowski for helping with the voting process.
- There was no change in the outcome of the board election regarding the winning candidates. However, there was an adjustment to the total votes received by some candidates due to two ballots reflecting an incorrect number of lots. The correct number of votes for each candidate is listed above.