

Red Fox Run POA
Board Meeting Minutes
January 18, 2025
Polk County Library
9:00am 1289 W. Mills Street, Columbus, NC 28722

Board Members:

Present: Alton Kelley, Boyd Wampler, Jeff Haake, Justin Pastor, Pete Crandall, Scott Rogers

Absent: None

Quorum present: Yes

Meeting called order at 9:00am

Roll Call of the Board

Opening: - Justin, new RFR President

- Advised that Polk County may need FEMA waivers for coming on property to remove debris – they will not do vacant lots.
- Sale of lake & surrounding property plans - real estate office, private residence & events venue is the preliminary plan. Owner will be installing barriers & signs to limit access fishing still manageable with help to keep Clean.
 - Awaiting REMC power Hook ups for Cameras
 - Questions about Traffic w/ Real Estate office Tim-Worried about Neighborhood Traffic changes.
 - We do not own or have any say or what he can do.
 - If Water pump line to be re-started, Jeremy Miller Requested Notification.
- Justin do donate wireless if new owner Pays for ISP to re-instate the power/Water sewer/ to the guard house for Polk County police out post.
- Justin to potentially donate & Install Badged Access
- Front Entrance landscaping removal from landscape committee costs may amount to 40% reduction, will approach new owner about further planning.
 - Mrs. Miller asked about entrance Island lights Pete explained the history of Water & Power & Meters from REMC Potential to Contact REMC about renewing Electrical Connections.
- Justin provided update on Road Runner ISP Approx 2 years to fiber connection. SkyRunner may begin pulling fiber in the neighborhood starting this Spring. If homes were built in the last 2 years, fiber will be near homes, but owner will have to Pay for physical Connection to the main line.

- Question about nearest node & Fiber updates Alton Explained that directional boring to take place, new fiber network & nodes to be installed.

Agenda Approval:

- Agenda Addendum-Pat Gray Email (Realtor)

Treasurer Report:

- Update on Account status printing & Mailers Completed.
 - Need to do something different Next year due to Postage Cost of over \$400 and \$165 for printing Costs.
 - Distribution options presented other discussion/Solutions may be needed.
- Alton provided Further Accounting Income & Cost Breakdown.
- J. Miller to get final approval for Charan Miller deposit Refund.
- Board Approved Treasurer Report
- The Christmas Party arrived at a \$60 Negative Cost to be covered by board.
- Secretary Clarified Meeting minutes distribution; Jeff has last meeting minutes & will submit for Approval.

Committee Reports:

ARC:

- Jeremy to update ARC Guidelines & will meet w/Both ARC & Board to seek input & Approval
- Guidelines to be expanded & Simplified
- Maintain open mind & Review plans for Clearer understanding
- Remove subjectivity & Opinions about aesthetics/Material/colors/ etc
- Landscaping/Plans/Requirements Checklist to authorize Construction starting
- Mrs. Miller Suggested Checklist w/digital signature documentation
- Pete Suggested Now Construction Requires Neighbor Approval
- Mrs. Miller noted that this is the purpose of the ARC
- Swanson suggested following ARC Guidelines & Review plans prior to any Comments (votes/or Subjective inputs outside of ARC Guidelines perhaps a sub committee

Landscaping:

- Questions about landscaping at back gate, Justin to investigate & Report back on who Currently owns it.
- Same Question about islands within the neighborhood.
- Alton Explained Voting process for POA to own Land/property.

- Michael T. proposed a tertiary option of setting up an entity to be a holding company/foundation/Trust owning property
- Pete questioned Michael & ownership Michael Further explained trusts and holding companies.
- Further Research & investigation required to Move forward on this topic (lawyer)

Roads:

- New Signs - Approx March Start Time.
- Speed bump on Hooper Creek to be repaired in the next couple weeks
- Renard Rd sign has faded & Replacement to be handled by Boyd
- Paving Budget to be saved & consolidated for spend next year to cover more paving to reduce Seams, water ingress & Resulting damage
- Michael T to send a list of signs that may require replacement/repair
- Mrs. Miller reported sign that was struck by lightning & offered to Replace & Repaint sign Post
- Pede Brought up potential of New Homeowner to collect \$5K deposit
- Fred Hampton residence had blocked Culvert & POA Resolved

Social:

- Xmas Party Headcount affected budget loss had mtg to review different venues seeking Community feedback for What is desired in the Community for the X-Mas/Social Events
- Survey Monkey/Survey options - Jeff
- Suggested Community Contractor Recommendation Lists/Availability Lists
 - Alton suggested web page links for Contractor contact information
 - Mrs. Miller Suggested Friends of Red fox Face book Listings/ Sandy to send and invites for Foxy ladies
- Luncheon/event announcements can be sent via constant contact

Welcome:

- New Member Suggestions: Common Areas, Walk paths Meeting Areas

Old Business:

- None

New Business:

- Erick Jackson-Justin to let him know to resume to in March.
 - Alton suggested elimination of Dec-Feb services
- Kudzu MGMT, law states it needs to be neighbor to neighbor.
 - Talk to neighbor or Contact Personal Lawyer to pursue Further

- Tree on Renard Rd- Barry Butler/Pat Grey to locate lot line to determine tree removal Responsibility.
 - Contact Barry for Survey Quote & Split between Owners.
 - Owner of tree to cover removal cost
 - Mr. Miller suggested Sprinkle Tree Service to Manage topping
 - Jeff suggested getting Multiple tree removal Quotes to provide Homeowners w/options & costs
- Barking dog to have board Issue letter Stating nuisance clause
 - Motioned/seconded & Approved
- Committee sizes
 - Alton Suggested Limiting committee sizes
 - Jeff H. Suggested Social Committee size shouldn't be limited
 - Pete Motioned to accept Chairs input on Create sizes
 - Justin noted committee's need to be an odd number size
- Emergency Preparedness -Board Liability Issues
- Miller suggested lot/homeowner notification of disabled Fire Hydrants for capping or removal by owner
- Community Survey - Covered previously
- Pat Gray- Cookbook donations to Community Members offered to sponsor Marketing Events & Cookbook donations
 - Swanson - Suggested Written proposal to ensure exclusivity non-requirement
- Werner- Accept sponsored events w/out benefits
- Jeff Suggested Survey for Cookbook interest level gauge
- Justin Motioned for Written, separate proposals for Event & Cookbook
 - Swanson 2nded Vote Approved

Vote to Adjourn Approved