

Red Fox Run POA
Board Meeting Minutes
November 15, 2025
Steps to Hope
232 E Mills St, Columbus, NC 28722

Board Members:

Present: Justin Pastor, Matthew Swanson, Pete Crandall, Jeff Haake, Boyd Wampler, Scott Rogers

Absent: Alton Kelley

Quorum present: Yes

Meeting called order at 9:02am

Roll Call of the Board

Opening:

- Opening statement – Justin
- Talk about political signage in the neighborhood and 47F vs Red Fox POA Declarations
- We have been looking into finding the lawyer's advice about this four years ago, If we are unable to find the lawyer's response, we may need to ask our current attorney for their opinion.
- There is an enforcement issue in which we have not gotten response from the homeowner. A certified letter will be going out to the homeowner giving them 30 days to comply or face fines.

Secretary's Report:

- The minutes from the October Board meeting will be sent to the board, voted on via email and then posted.

Treasurer Report: Pete for Alton

- We will have about \$44,000 dollars to carry over from 2025 to 2026
- The board is recommending the same budget as last year with the exception of road paving.
- The dues will be the same as last year and bills will be going out in January.
- Looking at the proposed budget:
 - About \$63,000 in new revenue and about \$44,000 carryover will give us about 105,000 in revenue for 2026.
- Margo asked about the \$1,600 income for the Social Committee as the social committee strives for a breakeven and will not make \$1,600.00. There is no expense to offset the income.
- Pete said the budget item is designed to be a wash (no profit/loss) in order to keep us in line with the lawsuit.
- Pete will ask Alton to correct this on the budget.

- The survey for a one-time expense vs a raise in the yearly dues was brought up by various members.
 - Pete – This was just to see what people preferred and his preference would be to use this money for roads and bridges.
 - Membership asked:
 - About using part of the \$44,000 carryover to create a reserve.
 - How much of a reserve was the board looking to have.
 - The Bushhogging line item was brought up. We have not done this in two years, but it was for keeping the sides of the road clean and neat. Especially for non-developed lots.
 - Werner said that the reserve should come through the budget; the board should identify what the reserve would be used for. What is the goal for the reserve.
 - The Board has not yet determined this
 - If the Board increased the yearly dues to the maximum, they could increase the dues is 25% per year as defined in the Declarations.
 - If it was a one-time increase, then it would have to be voted on by the membership.
- Flags – The flags and their condition were brought up. Pete has the replacement flags, and the new flags will be put up within the week,

Trash: Pete

- Our current cost is \$17.00 a month for trash pickup.
- In 2026 this will increase to \$19.00 a month.
- Reason: According to GFL, their dump fee has increased from \$54.00 to \$73.00 a ton
- Red Fox accounts for about 3-5 tons of waste per week
- Currently there are 105 residents who use GFL

Roads

- Jim Orlowski questioned why he was not being involved in the road committee work and discussion as he is the chair of the committee?
- Boyd stated that Jim, the roads committee and himself will start working on getting quotes in the next few months.

The Back Gate

- Jim also asked about the back gate issue, and he thought the road committee should be involved in this. Especially as he works with gates as a regular part of his job.
- Boyd said he just got a quote for the gate and is waiting on another. Boyd will hand this over to Jim.
- The mother board is faulty, ball bearings may be bad, and the unit is 54 years old.
- There was a lot of discussion about the back gate, repair, replace, do we need it, the benefit of having it, cars cutting through the neighborhood, cars speeding, etc.
- The cost of a new unit is in the budget \$4,500.00 and we pay a yearly maintenance fee of \$300.
- Our maintenance fee will cover replacing the faulty mother board (\$700) for free.
- If we do not go with a similar “signaling” unit, then we could have to replace our clickers
- Our current clickers cost POA \$23.00, and we sell them for \$25.00

- We may need to trim some of the plastic around the wheel cover to reduce the noise coming from the gate opening and closing.

Motion - move to replace the mother board under the maintenance agreement

-Motion – Jeff

-2nd – Scott

-Vote 6-0 in favor

ARC Committee – Jeremy

- The builders are very responsive to our requests
- He has not heard from Big Hills construction but will be reaching out to them.

Welcome Committee

- Justin Pastor suggested that we send a welcoming gift to the new homeowners at the front of club road
- Sandy Mertz has their contact information and will get it to Justin.
- Sandy said that one of the family had already moved in.

Social Committee – Jeff

- Thanked Margo and her committee for a great event at TIEC and Foxy Ladies.
- Let someone on the committee know if you have ideas for future sponsors or ideas for events.
- These are great ways to get to know your neighbors and meet new friends

Speed Bumps

- Terri Cicocci mentioned about the speed bumps being damaged by large trucks. The plastic molly anchors are not held and possibly use metal ones.
- Jeremy said that there is really no roadbed to hold the anchors in better.
- Terri asked if we could look into having blacktop speedbumps.
- Cost is the biggest issue with blacktop speedbumps vs what we have.

Damage to island retaining walls:

- Justin mentioned that we may want to wait till the houses on hole #9 are finished before we repair the walls. We can use the same guy who fixed the entrance retaining wall.

Discussion was had about surveying the membership on different topics

- Cost is one thing to consider if we mail out surveys.
- Last year it cost us about \$500.00 to mail out the POA bills and information.
- Werner suggested using a survey vote at our meeting to gauge what the community would want.

The election results are as follows:

Board Vote:

Jeff Haake 45
Kellie Cannon 36
Tony Casale 33
Pete Crandell 24

Jeff Haake, Kellie Cannon and Tony Casale are the newly elected board members.

Budget Vote:

Budget passed with 46 votes for and 5 against.

Creating a Reserve Fund:

32 – yes, 17 - no

Motion to adjourn the meeting

- Motion – Scott
- 2nd – Pete
- 6-0 vote in favor