

**Foxcroft Homeowners Association**  
**Board Meeting Minutes**  
**October 27, 2011**

**Board Members Present:** Ed Koonce, Pete Caramanis, Craig Roller, Laurel Eberl, Jamie Yowell, John Meaney, Katie Davis, Gina Donato, Dave Strite

The meeting was called to order at 7:00.

**Financial Report:** Income for September was \$3,642.00 and expenses were \$4,083.78. Majority of expenses were pool maintenance. As of 9/30 we have 61,910.93 in the bank account and \$6,400 out on bond for the multi-use playfield. Financial report approved without changes. Ed is stepping down at the end of the year as treasurer.

**ARB:** Phase IV Lot 23 Applied for garbage receptacle fence a few years back, but would like to move forward with building it.

**Social Committee:** The Halloween Party will be 10/29. Block Party will be 11/5. Laurel got pricing for bundling phone

**Association Manager:** Steve Browning from WaterPro was present to discuss the necessary pool repairs in the Spring. The mineral build-up in the pool will require it to be power-washed. The liner hole we are experiencing is a common problem and there is no warranty on the liner we had installed. When the pool is drained he will inspect it for other areas that may be compromised and address them, as well. It will cost between \$800-1000 for the power washing, inspection and patching. Any areas that have been patched should be not have an issue again. Replacement of the broken pool light will cost \$425. Steve will also look into pricing for a ladder to be installed near that light so it is not used as a means to get out of the pool. Reviewed other costs to put into capital improvement plan. Replacement costs for the main pool pump is \$5K and the baby pool pump is \$600. We should be changing the sand in the filters every 8-10 years. Estimate to repave all walking trails on front side of neighborhood is \$43K. Discussed paving areas as necessary, instead of doing project all at once. Trees in common area that need to come down total 31. Bartlett Tree has estimated \$7200 for the project, to take down trees, but leave them. Need to get additional quote for removal of trees. Kate to get 2<sup>nd</sup> quote from Final Touch. Roofer assessed that the vent stacks in the clubhouse roof had a gap around them causing the leak. \$1K to repair, but the roof will also need to be painted if it is to match the repair patch. Jamie is going to try to get an estimate from another roofer. BB&T dues services will cost \$11/unit per year. Coupon booklet will be sent to homeowners with envelope labels. 4% fee for credit card payments. HOA will have access to payment information online. Board unanimously approved moving forward with dues services and moving current bank account to BB&T.

**Old Business:** Brad Booker came to look at playfield and said some of the rip rap washed out and needs to be replaced. He will be dropping off more rock that needs to be moved into place. Once completed, we can call the county to recheck area so our bond can be returned. Craig and John will be following Southern Parkway extension project so the neighborhood is aware of any new information on the project. Laurel got pricing for bundling the phone and cable together to see if we could get HD service without additional cost. Comcast offered bundled phone and HD service cable for \$94.90 plus taxes. The HOA would save @\$40 month with this new plan. Board voted to install this package,

**New Business :** The Peabody School requested use of the walking trails for a cross-country event. The Board feels that the trails are too narrow and there may be risk of someone injuring themselves, so they voted not to approve the request. Pete Caramanis, Craig Roller, Laurel Eberl & Jamie Yowell have agreed to stay on the Board for another term. Need to verify that Cynthia Corby will continue to serve.

Meeting Adjourned at 8:33.