**Fox Meadows HOA Annual Meeting Minutes**

3.18.2019

6:25PM

**Looked over minutes from 2018 and approved**

**Went over Financial report and expense distribution page from 2018**

**Went over delinquency accounts**

**Went over projection budget for 2019**

* Income about $4,800 in dues (collecting from all but one house) + $140 for late fees
* Expenses
* $640 for 17 mows of front area
* $1,400 for insurance
* Taxes
* $3,000 for management fees
* $500 legal fees for the delinquent accounts of $2,000.
* 10% into a reserve account which comes out to $500/year.
* $50 MISC.
* Operating over -$1,000

**Question**

Why did the management fees increase by $800 from last year to this year?

**Answer**

BVPM didn’t start until about April 2018 and not at the beginning of the year.

**Suggestions from BVPM**

1. Increase dues to where they were in the beginning.
2. Terminate management and take it back over.
3. Dissolve the HOA, meaning have no HOA

Whichever route we choose, BVPM will help guide us.

**Question**

If we get rid of management will BVPM still help us with pursuing the legal actions for the delinquent accounts.

**Answer**

BVPM can’t. But they can give us the name and information of their attorney.

**Question**

Will going to the attorney on our own be more expensive?

**Answer**

Yes

**Question**

Dues, what do we really need them for?

**Answer**

Went over expenses and what it cost to maintain the common area. Lawn care, insurance, taxes. Management fees, legal fees.

**Comment from the Board**

Originally when the neighborhood was established and we first met with BCR when they had control over the HOA, we voted to take the yearly fees from $350 to $200 because it was something everyone could afford. Not knowing that it would keep us from having the funds to get a sign in the front, light at the mailbox after all expenses paid out. BCR never mentioned anything about not having enough funds after expenses paid to be able to add on things to our street.

**Comment from homeowner**

Still battling with the dues because its not like all the houses are 3,000 square feet. And as far as the light is concerned, it’s a city’s responsibility.

**Comment from the Board**

When the City was called they told us that it was our responsibility because the mailbox is our property. And if someone was to come plow through our mailbox that it would the HOA’s responsibility to fix it.

**Comment from the Board**

Don’t get me wrong, I’m the cheapest person there is but what I’m scared about is if we terminate the HOA then when I get ready to sell it’s going to lower my property value by not having an HOA.

**Comment from homeowner**

If we don’t have an HOA then our street will turn to crap

**Comment from the Board**

I don’t necessarily think our street will go to crap but it will lower our property value.

**Comment from homeowner**

It’s just frustrating because if we dissolve our HOA then the people who have been paying every year they will lose money. And the people who haven’t paid save all that we have lost.

**Comment from BVPM**

The people who still owe from previous years are being turned over to the attorney this month. We have already budgeted that money into this year’s expense and hopefully it will get resolved within the next few months.

**Question**

If we were to dissolve the HOA would we still have to pay for insurance?

**Answer**

Not sure of answer but will look into it if decided on dissolving the HOA.

**Comment from the Board**

The reason why we have it is because if someone were to fall into it or have any sort of accident in it, that person could sue each house individually. The insurance saves that from happening.

**Question**

If we were to dissolve the HOA what would happen the money that is in the account?

**Answer**

Something BVPM would have to look into once again because they have never had to dissolve an HOA before.

**Comment from the Board**

We could split it between all the houses who have paid each year or just throw it all towards a front sign.

**Question**

Would the mailbox and common area be taken care of by the city if there isn’t and HOA?

**Answer from BVPM**

If there’s no HOA then the city normally takes care of the mailboxes. The city will not keep up with the common area and you would have to just let it go.

**Suggestion from BVPM**

We could sell the common area.

**Comment from homeowners**

Stylecraft screwed our neighborhood development. -many agreed

**Comment from BVPM**

They have reached out to Stylecraft many times about getting a sign in our neighborhood and they said that they cannot help us because it wasn’t in their original development plans.

**Elections and reinstatement of Officers and Directors**

Four of the Board members asked to step down because of the tension in the neighborhood just by being on the Board can create. BVPM responded that that would put us in a bind because that leaves us with two Board members. BVPM asked if the Vice President and the other Board Officer was staying on and no one heard from either member so it was voted on that they would still serve since they weren’t present to step down. Wife of one Board Officer volunteered to take his place which now makes three Board Members. Secretary volunteered to stay on the Board but with a different position, and Treasurer volunteered to stay on with a different position.

**BVPM brought up our last option which would be to raise our dues. To break even, we would need to raise our dues to $253.00**

**Question**

Would that be including any improvements

**Answer**

That would not give any money for improvements right away but you would be putting money into a reserve account which would give you funds later on for improvements.

**Question**

Have we gotten any quotes on what a light at the mailbox would cost?

**Answer**

Yes, one quote that was around $500, and another one that was in the thousands. And haven’t gotten any bids on a sign because there haven’t been any decisions on design.

**Comment from Homeowner**

They were hesitant this year to pay dues because there haven’t been any improvements but just by attending this meeting, they see why we haven’t been able to afford improvements and think that a lot of the other homeowners who weren’t at the meeting probably fell the same way.

**Comment from Homeowner**

What if we raised our dues to $270, would that give us enough for improvements?

**Comment from the Board**

We would all agree on it because we all just heard the truth, but then we still have almost 20 other houses who probably wouldn’t be on board with the raise of dues.

**Comment from BVPM**

With dues at $270/year, that would give us with an extra $425/year. Whoever let us lower our dues in the first place to $200 from $350 really put the HOA in a bad spot. And if raising your dues for a few years until you were able to afford a light at the mailbox and a sign then you could talk about lowering the dues because there wouldn’t be anything else left to do other than lawn care, insurance, and taxes.

**Comment from the Board**

What if we were to raise the dues to $230 this year and then increase it to $250. -Many agreed.

**Board member asked if there was an increase percentage that we had to follow.**

**BVPM**, read over our deed and it says that Board of Directors is to find out what they need for that year and assign the assessments. It says nothing about percentage. Obviously, they wouldn’t advise anything more than what the HOA needs that year.

**Question from Board**

If we were to raise the dues this year, how would it work for the people who have already paid their dues?

**Answer**

Homeowners would have to pay an additional $53.00.

**Question**

Why can’t we use any of the money that’s already in the account for improvements?

**Answer**

BVPM wouldn’t advise using any of that money for improvements until we get the money from the delinquent accounts because we don’t know how much funds it will take depending on far they take it. They advise to see what we can collect after the lawyer letters are sent out and then go from there.

**Question**

Are the dues getting raised?

**BVPM**, the Board can vote now on that if you all want.

**Comment from the Board**

I’d rather we have everyone here vote on it because God forbid it be just the Board, again voting on something that doesn’t include the homeowners. -Many agreed

**It was voted from all Homeowners that the dues would be raised to $235 and that Homeowners have 90 days to pay the additional $35.**

**Comment from Homeowner**

Can it be included that in the email, letter sent out that the reason for raised dues is for future improvements.

**BVPM**, yes they will include but it will also be in the minutes and they can read it there too.

7:07pm Meeting adjourn

**Unfinished business**

* -Send out email/letters to homeowners about raised dues
* -Set date for the next Board Member meeting