

Fox Meadows Homeowner's Association

Board of Director's Meeting Minutes

February, 2, 2021 7:00pm

Called to Order at 7:30pm

Present: Jessica Carroll, Aleksa Greenawalt, Ashley Quinones

Quorum established (3/5)

Introduction of Lara Lewis, new employee with Beal who will be helping to manage the HOA.

New Management Contract – Small increase in management fee for 2021. Jessica motions, Aleksa second, all vote in favor. Contract is approved.

Board Member Titles – Not designated at last meeting. Jessica Carroll-President, Aleksa Greenawalt-Treasurer, Ashley Quinones-Secretary.

Annual Meeting – Date scheduled for July 20, 2021. (Later changed by Board to July 27, 2021) There will be an election of Board Members. Current three Board members will stay on until that time.

Financial Report – Report given by Lara Lewis. (Posted with meeting packet)

Management Report – Report given by Lara Lewis.

- Delinquency of Dues status reviewed. 2 homeowner's currently significantly past due. One is on a payment plan structured by the attorney. 2nd will be turned over to the attorney for collection.

- Proposed 2021 budget reviewed and approved by Board. Aleksa motioned, Ashley second, all in favor. Budget approved.

- Aleksa discussed need for more enforcement for violations. Jessica and Ashley also wanted to know how frequently drives were being done for violations. Beal explained that Stacie was moved to another department, leaving violations vacant. Lara hired to take over those duties. Lara assured the Board that regular drives for violations would begin again.

- Projects discussed as part of 2021 budget – Lights near the mailbox stand and a monument sign for the neighborhood. Beal will get quotes on the lights and sign so the Board can make decisions. Board wants to look at some different designs for the sign. There is a 5' City of Bryan zoning restriction on the height of the sign. Board wants the sign in the median, with some sort of stonework. Board would also like to design an HOA logo. Aleksa mentioned that a homeowner might have some masonry experience and could help with the sign. Board also wants to be sure that the sign is lit. City would require it to be lit anyway, because of the sign being at curb level.

- New Beal sign will be used at entrance of neighborhood to announce HOA meetings. Agenda and meeting information will be posted on the website and emailed to homeowners.

- Legal fees – Aleksa brought up a concern about legal fees for pursuing delinquencies. Those legal fees are paid by the HOA, but are charged back to the homeowner. Beal recommends that the HOA establish a reserve (savings) account to help with unexpected expenses.

- Discussion regarding vacant home. Beal will look into it and report back.

Meeting Adjourned – 8:25pm