

## **MINUTES FOR DECEMBER 18, 2013**

### **I. CALL TO ORDER ORDER/ATTENDANCE**

John Klein called the meeting to order at 7:10 p.m.

John Klein – President – present  
Sharon Borszcz – Secretary – present  
Chris Niebes – present  
Tom Birch – Treasurer - present  
Ted Lesiak – present  
Chuck Collins - absent  
Gifford Brown – present

### **II. APPROVAL OF MINUTES**

Minutes of the November 21, 2013, meeting had been electronically distributed to the board members and declarant for members' approval. John Klein moved to approve. Gifford Brown seconded. September HOA minutes were unanimously approved and will be posted on the NEW Fox Meadow website.

### **III. RECOGNITION OF GUESTS AND VISITORS**

Jen McClafferty, 6337 Toringtonn Dr., spoke regarding a revised landscape design around their existing swingset. Ted Lesiak moved to grant a variance and the revised DRC landscape plan. Borszcz seconded. The revised/variance plan was unanimously accepted by the board.

### **IV. FINANCIAL REPORT**

Tom Birch distributed the 2014 PROPOSED BUDGET. Questions and concerns were discussed and adjustments were made. A question concerning landscaping expenses will be clarified by Collins, who was absent. Niebes moved to approved The 2014 PROPOSED BUDGET. Lesiak seconded. The 2014 PROPOSED BUDGET was unanimously approved. A financial statement for 2013 was distributed. Birch gave explanations and there was discussion. Lesiak moved to accept this report was for 2013 INCOME AND EXPENSES listing budget areas and expenditures from January through and including December 2013. Brown seconded. Report was unanimously accepted. Payment to the HOA for club property taxes are still in arrears. Gary Rosmarine, Vice President of CNL Properties, proposed a payment of \$19,793.78 for the 1<sup>st</sup> half and 2<sup>nd</sup> half of taxes for 2012. Klein moved to accept this payment. Lesiak seconded. The board unanimously accepted this proposed payment by CNL for all of club taxes owed in 2012. The budgeted amount for this service for 2014 will be confirmed. Lesiak moved to approve this report. Klein seconded. The financial report was unanimously approved. The board thanks Tom Birch, treasurer, for his diligent work and clarity in his reports.

## **V. LEGAL REPORT**

Klein reported legal action has been concluded. Financial settlement is still pending.

## **VI. COMMITTEES**

**Club Liaison** – Klein reported the club property taxes report was given in the financial report. There is an Advisory Committee. Klein is the President of the committee.

**Covenant** – There were several properties discussed. Brown moved and Lesiak second to have the Board attorney answer resident's letter regarding fences. The board voted unanimously for this action. A good maintenance violation will be tabled until spring.

**DRC** – Request for an additional garage was discussed. Lesiak moved to approve. Brown seconded. Board voted unanimously to approve DRC request.

**Evergreen Land Development/Declarant** – There was no report.

**Lake Management** – No report. Bill Tuchek requested a copy of the Pond Control Service agreement.

**Local Government** – No report.

**Welcome Basket** – Borszcz proposed sending a postcard notice to new homeowners to greet them and have them contact her for delivery of their Welcome Basket and Club gift certificate. Board unanimously agreed to this proposal.

## **VII. OLD BUSINESS**

a. WEBSITE is up and running! ALL RESIDENTS ARE ENCOURAGED TO SEND THEIR EMAIL ADDRESS TO THE WEBMASTER. This will be an avenue of communications with Fox Meadow homeowners.

b. 2014 Budget was previously discussed and approved in financial report.

c. End of year letter was discussed and accepted. It will be enclosed with the HOA Invoice sent to each resident/property owner in January 2014.

## **VIII. NEW BUSINESS**

a. Borszcz proposed the purchase of a fruit basket for the Montville Police Dept. and Zoning Dept. Lesiak seconded. Motion approved.

b. Borszcz proposed a check given to our Allied Trash service man. Klein seconded. Motion approved.

## **IX. ADJOURNMENT**

Brown moved to adjourn at 9:20 p.m. Birch seconded. Meeting was adjourned at 9:20 p.m.