

**Fox Meadow Phase IV Homeowner's Association
Board Meeting
June 15, 2006**

The June Board meeting of the Fox Meadow Phase 4 Homeowner's Association was held on June 15, 2006, and called to order at 7:35 PM by the President, Dick Nyzen. There were 8 homes represented at the meeting.

The Board Members present were Dick Nyzen, Steve Venezia, Cheryl May and Jeff Scott

The April and May minutes were read and approved as were the special meeting minutes of 4/20/06 and 5/25/06. Steve made a correction in the cash balance of the May minutes. Jeff Scott made a motion to accept the correction, Cheryl May second, motion carried.

Committee Reports:

Steve Venezia, Treasurer, presented the financial reports. There is no change from the May report. Cheryl May made a motion to accept the report, Jeff Scott second, motion carried.

Steve Venezia received a bill from Art Foth for a 1 hour conversation with an individual not pertaining to Phase 4. Dick Nyzen stated that we did not incur this charge and the bill was sent in error to our Board when it should go to the Master Board.

New Business:

Dick Nyzen discussed the design change and estimate for the cul-de-sac islands and financing. Banks won't loan without a personal signature. Jeff Scott suggested that due to construction of a new home at the point, maybe we should hold up on the landscaping of this island. Cheryl May made a motion to vote on finishing both islands this year with a cost of \$11,000.00, Steve Venezia second, motion carried.

Dick Nyzen stated that we need to approve the resolution of the Covenant/DRC Committee of Phase 4. Clarification of the committee was discussed. Steve Venezia asked if this committee answers to the Board. (Only to enforce the covenants) Jeff Scott made a motion to accept the resolution, Cheryl May second, motion passed. Jeff Scott will send out an email asking all residents interested to contact Terry May. A letter will follow if necessary.

Dick Nyzen read the revision of the fence/wall covenant. Laura Petruziello agreed to copy and mail the fence/wall revision of Phase 4 to all residents.

The Board voted to have copies of the covenants made to give to new residents so hopefully there will be less covenant issues.

The Board discussed signage for the front entrance. Jeff Scott will have some creative people submit ideas for the July meeting.

The Board discussed changing the name of "Western Gales" but after lengthy discussion decided to keep the name.

The Board discussed street cleaning, sealing, and vacant lot maintenance. Joe Bacia mowed the vacant lots. Dick Nyzen presented two bids for sealing the street; Granger - \$1,490.00, Perrin - \$2875.00. After discussion, the Board will wait until next year and include in the 2007 budget. Terry May will call Chris Harden about cleaning up debris in Phase 4.

Old Business:

Dick Nyzen asked Terry May to read the public/private report that was submitted in May. Mike Haney suggested that a letter and proxy go out to the residents for a final vote on public/private. Steve Venezia will draft a letter for a vote at the July meeting.

Announcements:

Dick Nyzen informed the Board that Art Foth left a message on his cell phone announcing his resignation from Phase 4. The Board will send Art Foth a letter terminating his contract with Phase 4 due to conflict of interest with the Master Board.

The Board has obtained Lou D'Amico as legal counsel for Phase 4.

With the conclusion of business, Steve Venezia made a motion to adjourn the meeting to go to executive session for discussion of non payment of dues with the new attorney and Jeff Scott seconded it. The meeting was adjourned.

Respectfully submitted,

Cheryl May, Secretary