

FOX CREEK PROPERTY OWNER'S ASSOCIATION (FCPOA) MEETING MINUTES

Date, Time January 6th, 2021 at 7pm
Location Old Towne Pub in Wasco
Attendees Dave Dombrowski (DD), Jay Hopkins (JH),
Lisa Pelagio (LP), Garrett Seaman (GS),
Brad Van Camp (BVC)
Tom Bihun (TB) Todd and Mary McMartin,
Christine and Jerry Brauer, Tim Totman,
Michael Bettini, Ralph Pelagio, Mayren
Wells, Glen Graves, Rod Weis, Jim and
Jennifer McKelvie, Mary & John Kistner

1. Call to Order 7:02
2. Recap of the 2020 Financials
 - a. Note: Native burn was completed in 2019 but paid in 2020
 - b. Note: Bad debt should be changed to \$6,XXX a result of lot #6 past dues.
3. Review of 2020 – The 2020 Board has completed the following:
 - a. Moved invoices and payment of dues to an online format
 - b. Activated the Fox Creek website to post meeting minutes
 - c. Replaced the street lights with LED lights
 - d. Stocked the pond with fish
 - e. Put a lien on lot #6
4. Goals for 2021
 - a. Board to review the By-laws and Covenants and remove “Developer” references.
Provide community with updated documents and reminders of current Covenants.
5. Public Comments
 - a. Mayren Wells – RE: Maintaining trees. What is the plan for repopulation when trees die?
 - i. Response: Board will budget for replant potentially as a capital expenditure for 2021
 - b. Mayren Wells - RE: South Pond – What can be done to improve smell/look?
 - c. Glen Graves: RE: Review of Covenants – How do we define personal property and HOA property?
 - d. Tim Totman will provide HOA a review any rules regarding approved trees for parkway.
 - e. John Kistner – RE: Quality of neighborhood roads. What can we do to improve or request township to resurface?
 - i. Response by Jim McElvie: Jim will inquire and report back, details on our “position” in the townships priority list to repair or resurface roads.
 - f. Christie Brauer: RE: Dog poop on the paths, clean up requirement.
 - i. Response: May be a township violation. Will send reminder to community at the time of covenants reminder.

FCPOA Topics

1. The following Board Appointments were approved:

- a. President – Jay Hopkins
 - b. Vice President – Brad Van Camp
 - c. Treasurer – Dave Dombrowski
 - d. Secretary – Garrett Seaman
 - e. Director – Lisa Pelagio
2. 2021 Budget was approved by a vote of 5-0
 - a. Note: Change language of “Block Party” to “Community Event”. Focus using funds for 4th of July or community event.
 3. Handling of Invoices for 2021 Dues
 - a. \$650 dues distributed via Quickbooks to be paid electronically or via check.
 4. Handling of Unpaid Dues
 - a. Update process for communication to include notification to each homeowner about outstanding assessments due.
 - b. There are currently 4 homeowners with overdue assessments.
 5. Vacant Lots (Brauer)
 - a. Move to establish the start date with Brauer’s when assessments will begin. Board will continue to review with a goal to draw closure ASAP.
 6. Projects Under Consideration in 2021
 - a. Clean out of the drains
 - b. Removal of sand willows
 - c. Plant Trees
 - d. Bike path around Blue Lake
 - e. Audit our financial records
 - f. Additional considerations
 - g. Apply blacktop to paths around common areas
 - h. Update community contact list - Lisa Pelagio will greet new neighbors.
 7. The Following Committees Were Approved:
 - a. Tim Totman – Landscaping
 - b. Tom Bihun – Ponds/Drains
 - c. ARB – Tom Bihun, Tim Totman, Brad Van Camp
 - d. Social Committee
 8. Proposed Board Meetings for 2021
 - a. May 19, 2021
 - b. November 3, 2021

Motion to Adjourn at 9:08p