

Topic: Fox Creek Agenda Items and Minutes

Date: June 25, 2022, 1pm – Semi Annual Meeting

Location: First Congressional Church on LaFox

Attendees: Jim McKelvie, Tom Bihun, Terri Jacobsen, Jerry Brauer

Resident Attendees: Greg Wells, Christine Brauer

The meeting was called to order at 1:00pm

Resident Request:

- Board was asked to replace an additional 3 trees that were taken out in the common area behind the Wells residence. Four trees were removed but only 1 was replaced. – the Board will consider.
- Board was told that Christine Brauer has many tree watering bags (some leak) held in the yard. Christine and Tom to address this issue.

Previous Board Minutes:

- May 18, 2022 meeting minutes were reviewed and unanimously approved.

Bills Approved:

- One bill for new locks on electric box panels and gravel to fill around a common drain was approved for \$38.77. Tom Bihun installed the locks and filled in area needed.

Discussion Items:

- Geisler foreclosure is in the 45 days waiting to hear Geisler response period.
- Fountain discussion – working well this year.

Treasurers Report:

- \$9750 in past dues have been collected. All dues are current except for Geisler (vacant lot 6 across from Wasco School) which we are foreclosing on
- Administrative Expenses are high because of legal fees involving Board actions and Geisler foreclosure (much of which will be recovered from the foreclosure efforts).
Legal fees associated with collections are paid by the member.
- Insurance is high because insured limit needed to be increased to conform with covenant requirements.
- Landscaping is high because of work contracted by the prior board last year.
- Capital Area Improvements continue to be paid – additional dead tree removals approved.
- Capital Reserve continues to increase and is healthy (\$50,500).

Landscaping

- Discussed replacing removed trees. Discussion regarding going out for bids for landscaping as the current contract ends this year.
Next year 3 bids will be solicited...possibly next year we could split contracts between several companies.
- Discussion concerning Landscaper's failure to keep dog bags along the trail filled....Jim has contacted landscaper's owner.

Sidewalks

- Jim shared documents indicating the POA is, in fact, responsible for repair of damaged sidewalks...Jim and Tom will walk Fox Creek to determine the scope of what needs to be done.
- While on this assessment walk they will also note where trees hang over the sidewalks, creating a hazard. Board will develop a method of getting trees trimmed.

Social and Welcome Committees

- Social – Heather Bettini organized the Fox Creek driveway hop which was well intended
- Van Camps have finalized plans for the July 4th parade
- Jerry Brauer reviewed the items to place in the Welcome Packet for new neighbors. Information to include how to access the POA website and all the information concerning our covenants, rules, etc. and our Facebook page.
Heather Bettini offered to include a gift of some items from Tastefully Simple.

Open Discussion

- Board asked for ARB approval paperwork for 40W647 Fox Creek construction project.

Adjournment

- Motion made to adjourn the meeting at 2:10pm

A motion was made to adjourn the meeting at 8:40pm and it was unanimously approved.