

Fossil Springs Phase III Board Meeting Minutes

January 24, 2017

6:00 PM – 7:00 PM OPEN

- Verification of Quorum

All Board Members Present:

Tina Brown, Calvin Pegues , Mary Epps, Michelle Middleton, Connie Sanchez

Homeowners Present: Cheri Crum, Pat Elfrink, Cindy Suffka

- Meeting Called to Order

6:05 by Connie Sanchez

- Approval of Minutes (Dec. 2016)

Minutes were read and approved.

Mary Epps made a motion to accept; Calvin Pegues seconded. Motion carried - unanimous.

- Financial Report

Tina Brown gave the treasurer's report. Current bank balance for December 2016 is \$9,986.80.

- Drive throughs/Infraction Notices/Fines/Additional Meetings

Friendly Notice and Courtesy Notice final drafts were submitted. The 3rd notice (Fine Letter) needs to be finalized. The Board needs to meet with Mary, so she can train us on the process for driving the neighborhood. Tina Brown made a motion to have a second meeting to discuss, plan, and train how we will handle neighborhood CCR infractions. Michelle Middleton seconded the motion. Motion carried – unanimous. Meeting was scheduled for Monday, February 6, 2017 at 5208 Chessie.

- Online payment option

There was discussion on offering an online payment option. Because homeowners can set up free online bill pay with their bank and because an online payment option would cost the HOA, Calvin Pegues made a motion not to offer an online payment option. Motion was seconded by Mary Epps. Motion carried – unanimous.

- Amending By-Laws

The discussion continues for possible amendments that should be made to our By-Laws and CCRs.

The Board started compiling a list for consideration that will be presented to the members in 2017.

Items for consideration:

- Christmas decoration removal
- Due date for annual assessment
- Antiquated, out of date, language
- AC units in front of house
- Building covers for trash cans

Items added:

- Penalty and Interest fine schedules

- Late Notices/Timeline/Letter from Lawyer
Discussion on what to send to homeowners come March 31, 2017 if someone has not paid the \$145.00 annual assessment fee. The By-Laws state the first penalty is a \$20.00 late fee.
On April 1st a second bill will be mailed with a \$20.00 late fee for a total of \$165.00 due April 30th.
The Board will finalize the procedure and timeline during February & April for homeowners who are still delinquent on April 30th.
- 2017 Letter of Expectations – for review
The Board proofread the letter for the second mail-out for 2017. We will e-mail copies of the letter and attachments to those who have given a current e-mail. We will only mail those for whom we have no e-mail address. Thank you, Cindy Suffka for the great suggestion.
- New business
Discussion on Solar Panels
Discussion on Masonry wall – The masonry wall will be placed back on the agenda when we get closer to the actual repair time.
- Hearing from Homeowners
Cheri Crum said she did not think “New Business” could be on the Board Meeting agenda. The Board will seek clarification before the next Board meeting. She also asked if Tina’s records matched the records of our accountant. Tina’s report is reflected in the accountant records.

The Open Session adjourned at 6:57 P.M.

7:00 PM – 8:00 PM EXECUTIVE SESSION

Board moved to Executive Session at 7:00 P.M.

The Following was discussed

- Outstanding Accounts were discussed and the letter that will be sent to homeowners who still have an unpaid balance previous to 2017
- Gathering Updated information – Calvin Pegues and Michelle Middleton turned in updated information sheets. Gathering updated homeowner information will continue.
- Account Balance Sheets for 2017 were discussed

Next Board Meeting will be:

Monday, February 20, 2017

6:00 P.M. – 8:00 P.M.

5208 Chessie

Meeting adjourned at 7:47 P.M.