

Fossil Springs Phase III Board Meeting Minutes

January 21, 2019

6:00 PM OPEN SESSION

- Verification of Quorum
All Board Members Present:
Tina Brown, Betty Fanning, Kimberly Ham, Michelle Middleton, Connie Sanchez
- Homeowners in Attendance
Stella & Charles Mercado
- Meeting Called to Order
6:00 by Connie Sanchez
- Approval of Minutes (December 17, 2018)
Tina Brown made a motion to accept the minutes. Kimberly Ham seconded. All approved. Motion carried.
- Financial Report
Tina Brown gave the treasurer's report. Current bank balance for December 2018 is \$9,798.34
- Drain Holes Update
Job has been completed and paid.
- 2019 Assessment Letter Mailout Update
All have been mailed.
A few were mailed after the mailout date: 2 were missing and 5 needed name corrections.
- Changing/Amending CC&Rs Update
Hope for mid-February target for neighborhood review and voting in the spring.
- Sprinkler System Repair Update
A commercial landscaping company should be able to do the sprinkler and electrical repairs. Connie Sanchez called 3 companies. 2 have already been to look – no bids received yet. Stump and plant removal is part of the bid.
- Increasing Fine Amount for Habitual CC&R Infraction
There was much discussion about how to proceed with repeat offenders who continue to be out of compliance with the same CC&R policy even after receiving multiple Friendly Reminders, Courtesy Notices, and Fines. Tina Brown made a motion that once a homeowner has received 5 fines of \$50 for the same infraction, the fine amount is increased to \$100. If the homeowner does not repeat the infraction for 3 consecutive months from the last fine, then notifications will start back at the beginning of the process with a Friendly Reminder. Betty Fanning seconded the motion. All Approved. Motion Carried.
- Committee Membership: Welcome, CC&R, ACC
Connie Sanchez will send an e-mail asking for volunteers to serve.
Stella Mercado said she would lead the Welcome Committee.

Open Session Adjourned at 6:59 p.m.

EXECUTIVE SESSION

- Called to Order 7:02 p.m.
- Filing property Liens for Continued Non-payment of Annual Dues – Begin the Process with the lawyer
- Issuing of CCR Infractions/drive throughs/Fines
- Phone messages/e-mail update
- Outstanding Accounts Update
- Resale Certificate Update
- Next Meeting: February 18, 2019
- Adjourned 7:36 p.m.