

FOSSIL SPRINGS HOMEOWNER'S ASSOCIATION INC.

A TEXAS NON-PROFIT CORPORATION
MINUTES OF THE BOARD OF DIRECTORS, REGULAR MEETING
MONDAY, JULY 14, 2014 @ 6:30 PM
TOM HALL'S HOME,
5273 CHESSIE CIRCLE

Meeting Minutes

CALL MEETING TO ORDER – MEETING IS CALLED TO ORDER AT 6:45 PM

ROLL CALL - VERIFICATION OF QUORUM – A MAJORITY OF THE BOARD OF DIRECTORS WAS PRESENT TO ESTABLISH QUORUM.

BOARD MEMBERS, CHERI CRUM, TOM HALL, PATRICK ELFRINK, AND MIKE BROWN WERE PRESENT AND JEANNE WINN WAS ABSENT.

COMMUNITY MANAGER, JOCIE SEIKEL WITH SPECTRUM ASSOCIATION MANAGEMENT

TOM PROVIDED A BRIEF RECAP OF HIS DISCUSSIONS WITH A HOMEOWNER CONCERNING THE HOMEOWNER'S DELINQUENT ACCOUNT. TOM INVITED A HOMEOWNER WHO DID NOT ATTEND TONIGHT'S MEETING.

APPROVAL OF MINUTES – MAY 2014 REGULAR MEETING OF THE BOARD OF DIRECTORS WERE REVIEWED. PAT ELFRINK MOTIONED TO APPROVE THE MINUTES, SECOND BY MIKE BROWN, MOTION CARRIED TO APPROVE AS SUBMITTED. THE MINUTES OF THE SPECIAL MEETINGS HELD JUNE 12TH AND 19TH OF 2014 WERE READ AND APPROVED AS SUBMITTED

FINANCIAL REPORT, JUNE 2014

Total Assets as of July 14th

Operating	\$9,561.99
Reserves	\$6,673.98
Delinquencies	\$16,692.60
Deferred	\$10,440.00 (Billed not received)

JOCIE SEIKEL, COMMUNITY MANAGER PRESENTED THE OVERVIEW OF THE 2014 JUNE FINANCIALS AND RESPONDED TO QUESTIONS. PAT ELFRINK PRESENTED A SHORT ANALYSIS OF THE HOA'S RECEIVABLES CONSISTING OF OVERDUE ASSESSMENTS AND FEES. IT WAS NOTED THAT THE ASSOCIATION IS STRUGGLING WITH CASH FLOW.

JOCIE SEIKEL ADVISED THE BOARD TO TAKE LEGAL ACTION ON HOMEOWNERS, WHO HAVE REACHED LEVEL 12 AND HOW TO PURSUE ACCOUNTS IN THE BEST INTEREST OF THE HOA.

APPROVAL OF ACCOUNT BALANCES BELOW \$20.21 BE WAIVED – MOTIONED BY CHERI CRUM, SECOND BY MIKE BROWN, MOTION CARRIED AND APPROVED.

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NEW BUSINESS

- SPECIAL ASSESSMENT FOR REPAIRING PERIMETER BRICK WALL - JOCIE REVIEWED THE CONCEPT AND IMPLICATIONS OF THE BOARD ADOPTING A PROPOSAL TO ASK THE HOA MEMBERSHIP TO APPROVE A SINGLE YEAR SPECIAL ASSESSMENT DEDICATED TO REPAIRING THE BRICK PERIMETER WALL ALONG HALTOM ROAD. DISCUSSION ENSUED AND THE BOARD AGREED WITH JOCIE'S RECOMMENDATION THAT A SPECIAL ASSESSMENT MAY NOT BE THE MOST EFFECTIVE APPROACH TO THIS ISSUE. JOCIE POINTED OUT THAT IN GENERAL, THE WALL WAS IN SOUND CONDITION BUT WAS ONLY IN NEED OF COSMETIC AND MINOR REPAIRS. DISCUSSION THEN SWITCHED TO THE TOPIC OF HOW TO INCREASE THE NUMBER OF HOMEOWNERS SIGNED UP TO RECEIVE EMAILS. PAT ELFRINK AGREED PER JOCIE'S REQUEST TO PREPARE A PLAN TO SET ASIDE FUTURE REVENUES FROM MAJOR PAST DUE ACCOUNTS INTO A DEDICATED RESERVE TO BE USED AT SOME POINT IN THE FUTURE FOR REPAIRING THE PERIMETER WALL ALONG HALTOM ROAD. SAID PLAN WILL BE CONSIDERED AT A FUTURE MEETING. JOCIE SEIKEL WILL PROVIDE ESTIMATES FOR REPLACING THE MISSING CONCRETE CAPS ON THE WALL AND REPAIRS TO THE FLOWER BED PLANTERS.

- SIGNAGE – THE BOARD AGREED TO PURCHASE TWO, 4X8 OUTDOOR BANNERS FROM FAST SIGNS, RECOMMENDED BY TOM HALL FOR THEIR QUICK TURN-AROUND TIME TO ADVERTISE THE ANNUAL YARD SALE

JOCIE SEIKEL STATED THAT PLAQUES WITH INFORMATION STATING THE COMMUNITY IS MANAGED BY SPECTRUM LISTING A CONTACT PHONE NUMBER AND WEBSITE ADDRESS TO BE PLACED AT THE NORTH AND SOUTH ENTRANCES IN THE NEXT TWO MONTHS.

THE POSSIBLE PURCHASE AND PLACEMENT OF A PERMANENT HOA OUTDOOR BULLETIN BOARD WAS TABLED TO A FUTURE DATE WHEN FUNDS WERE MORE AVAILABLE.

- TREE DEDICATION - TOM HALL GAVE A BRIEF UPDATE. THIS ITEM IS ON HOLD PENDING GUIDANCE FROM HALTOM CITY HALL.
- COMMUNITY AWARENESS DRIVE – THE BOARD DISCUSSED THE NEED TO OBTAIN MORE HOMEOWNER EMAIL ADDRESSES TO SHARE PERTINENT INFORMATION REGARDING ACCOUNT BALANCE, CALENDAR, ACC REQUEST, VIOLATIONS AND ONLINE PAYMENT INFORMATION PROVIDED BY MANAGEMENT COMPANY. A CONSENT FORM WILL BE CREATED BY JOCIE SEIKEL GIVING BOARD MEMBERS AN OPPORTUNITY TO GO DOOR-TO-DOOR REQUESTING E-MAIL ADDRESS.
- WELCOME COMMITTEE OR HOSPITALITY - AFTER A SHORT DISCUSSION, THE BOARD AGREED THAT THE NEIGHBORHOOD WOMEN'S GROUP WOULD BE APPROACHED TO POSSIBLY ASSIST WITH WELCOMING NEW NEIGHBORS.

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QUESTION & ANSWER – OPEN TO MEMBERS

HOMEOWNER CHRIS ROBERSON ADDRESSED THE BOARD REGARDING HIS ACCOUNT AND AGREED TO CONTACT JOCIE SEIKEL TO SET UP A PAYMENT PLAN.

EXECUTIVE SESSION - NONE

NEXT MEETING DATE – ANNUAL MEETING, SEPTEMBER 15, 2014 AT HALTOM PUBLIC LIBRARY

ADJOURNMENT – MEETING FINISHED AT 8: 10 PM