

Fossil Springs Phase III Board Meeting Minutes

April 16, 2018

6:00 PM OPEN SESSION

- Verification of Quorum
Board Members Present:
Tina Brown, Kimberly Ham, Michelle Middleton, Connie Sanchez
- Homeowners in attendance
Cheri Crum
- Meeting Called to Order
6:04 p.m. by Connie Sanchez
- Approval of Minutes (March 19, 2018)
Tina Brown made a motion to accept the minute. Kimberly Ham seconded. All approved. Motion carried.
- Financial Report
Tina Brown gave the treasurer's report. Current bank balance for February is \$16,666.93
- Hearing from Homeowners
No Requests
- Action Protocol for Non-Payment of HOA Dues and Previous Outstanding Balances
For 2018, late statements will be sent. For those who still haven't paid for 2017, late notices and a letter from our lawyer will be sent. If there continues to be no response from homeowners, a lien on the property will be filed at the courthouse.
- "Knock and Walk"
These are going well and will continue until personal contact has been made with each homeowner.
- Brick Wall – Phase II
Phase II should begin toward the end of May. The remaining cost is approximately \$12,000. There will be discussion with the contractor about the weep holes.
- Sprinkler System Repair
One company, Lonestar, has been contacted to give a bid. Two more companies will be selected to give bids as well.
- Tree Stump Removal
The first bid came in at \$350.00 for Nicola. Two more companies will be selected to give bids as well.

- Flowerbeds/Grass
Until the wall is finished, and the sprinkler system is repaired/installed, flowerbed and grass beautification will be on hold.

- Amending By-Laws/CCRs – Process & Timeline – TABLED UNTIL APRIL 21st
 - Christmas decoration removal
 - Due date for annual assessment
 - Antiquated, out of date, language
 - Window AC units in front of house
 - Building covers for trash cans
 - Clarifying “maintaining lawn”
 - Number of days construction signs (i.e. roofing, etc.) can remain in a yard
 - Beginning and ending days for holiday decorations
 - Commercial vehicles
 - Artificial turf
 - Date for Annual Meeting
 - Parking in driveways vs. Street
 - Portable Basketball Goals
 - Keeping planters in good shape
 - Weekly maintenance

Open Session Adjourned at 6:48 p.m.

EXECUTIVE SESSION

- Called to Order at 6:48 p.m.
- Filing property Liens for Non-payment
- Issuing of CCR Infractions/Vehicles
- Outstanding Accounts Update
- Follow-up Folder
- Resale Certificate Update
- Gathering Updated homeowner information update
- Phone messages/e-mail update
- Archive Files

- Next Meeting:
May 21, 2018 at 6:00 p.m.

- Adjourned 7:35 p.m.