

Fossil Springs Phase III Board Meeting Minutes

January 15, 2018

6:00 PM OPEN SESSION

- Verification of Quorum
Board Members Present:
Tina Brown, Michelle Middleton, Calvin Pegues Connie Sanchez
- Homeowners in attendance
None
- Meeting Called to Order
6:00 p.m. by Connie Sanchez
- Approval of Minutes (November 20, 2017)
Tina Brown made a motion to accept the minutes as corrected. The incomplete sentence under “Welcoming New Homeowners Committee (Update)” will read: “...the chair of this committee and is excited to serve.”
Michelle Middleton seconded. All approved. Motion carried.
- Financial Report
Tina Brown gave the treasurer’s report. Current bank balance for December is \$5,706.24
- Hearing from Homeowners
No Requests
- Surveillance Cameras – Monitoring Signs
Owner of Surveillance Made Affordable said the percentage of plate visual is low at night. Possible solutions were discussed – more lights, an additional camera, adding an “L” bracket. The Board will have a conference call with Surveillance Made Affordable at 7:00 p.m. to discuss and work out the details and options.
- Gas Meters
A concern about old gas meters was brought to the attention of the Board. Connie Sanchez will call the gas company for further clarification and guidance.
- New CC&R Notices/Official HOA Seal
Notices will have a new look for 2018 that will include and embossed seal.
Tina Brown moved we purchase an embossing seal for all our official documents. Calvin Pegues seconded. All approved. Motion carried.

- Beautiful Yard Committee Guidelines
One consideration for the Beautiful Yard Guidelines is if Board Members are eligible to receive this award. An e-mail will be sent at the beginning of spring asking for volunteers to serve on this committee.
- Amending By-Laws/CCRs (Update)
An e-mail was sent to our Lawyer asking for (waiting on response):
 - By-Laws and CC&Rs with more up-to-date language
 - the process for making necessary changes to legal documents
 - the cost for rewriting and filing

Open Session Adjourned at 6:34 p.m.

EXECUTIVE SESSION

- Called to Order at 6:34 p.m.
- Filing property Liens for Non-payment –
More discussion: possible liens for nonpayment 2 years in a row; for previous outstanding debt to the HOA
- Insurance – paid in full for 2018
- Annual Statement Mail out – They will be mailed this week.
- Issuing of CCR Infractions (Notebooks)
- Outstanding Accounts Update
- Follow-up Folder
- Resale Certificate Update
- Gathering Updated homeowner information update
- Phone messages/e-mail update – We will do monthly update of phone messages after the month is complete.
- Archive Files
- Conference call with David at Surveillance Made Affordable at 7:00 p.m. Discussion of the problem and possible solutions/options to increase nighttime plate vision. It was decided, based on David's recommendation, to add an extra light.
- Next Meeting:
February 19, 2018 at 6:00 p.m.
- Adjourned 7:37 p.m.