

RFH HOA 2008 ANNUAL MEETING MINUTES

@ The Coppoli Residence

6847 Twin Lakes Road

February 21, 2008 7:15pm

The Red Fox Hills annual homeowners meeting was held on Feb 21, 2008 at the Coppoli residence. Approximately twenty residents attended the meeting. The board thanks everyone who attended. The following minutes are from the meeting.



2007 Accomplishments

- Retained Landscaping Company - satisfied with their performance
- Avoided replacement of sprinkler system



New Board Members

- The following are the 2008 RFH Board Members:
 - Donna Olson - Landscape manager
 - Linda Higgins - Co - pool manager
 - Kristy Mettler - Co - pool manager
 - Sam Iannetta - Treasurer
 - Katharina Orthman
 - JP Higgins - teen pool manager
 - Krystal Mettler - teen pool manager
- Please contact any of them for RFH HOA business.



Pool Update

- There were no major problems with the pool this summer.
- The only vandalism at the pool was that the kiddie pool was often found at the bottom of the pool.
- Mare Wallace resigned as pool manager. The board would like to thank the Wallace family for all their hard work and years of service.
- Kristy Mettler volunteered for the RFH pool manager board position. Her daughter Krystal will clean and maintain the pool this summer with JP Higgins
- Any resident who hosts a party at the pool will be asked to put their trash in a hefty bag and bring it home with them. Excess trash from parties have created problems at the pool.
- **TO DO:**
 - Put up new pool party rules and send out to residents
 - Purchase a pool skimmer
 - Purchase and put up a NO SMOKING sign at the pool
 - Lock the kiddie pool to the pool house to prevent dragging it into the pool
 - Get buckets to fill kiddie pool
 - Purchase a door knob for the closet so that brooms and other items can be stored for resident use
 - Buy new garbage pail
 - Secure garbage pail with a chain to pool house



Financial Report

- There will be no dues increase this year.

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✓ Landscaping / Grounds Update

- Sprinkler Update
 - The sprinkler worked well this past year. All of the maintenance done to it last year proved to keep it working well this year
 - The bid for 2008 has not increased over 2007
 - Keep in mind that the sprinkler system is 20 years old and we should be prepared to maintain it and at some point replace the system.
- TO DO:
 - Ask Cy and Clay to review sprinkler heads that "overspray" and determine if we can replace those sprinkler heads to help conserve water that is running down the street.
- Tree Spraying
 - Mark Bailhache will keep an eye on the trees for leaf hoppers and plant bugs and let us know if we need to spray the trees.
- Tree Replacements
 - Any trees that need replacement are going to be replaced.
- Resident Lawn Service
 - Cy the RFH lawn service contractor will mow resident's lawns this summer. If you would like to contract with him call him at _____

✓ Resident Property Upkeep

- Snow Removal
 - Resident's Property
 - The RFH Board would like to reiterate that residents must shovel the sidewalks along their property after a snowfall.
 - Many residents have complained about un-shoveled sidewalks which creates safety problems.
 - Please be considerate and shovel your sidewalk promptly after a snowfall.
 - If you are not in compliance the board will hire someone to shovel your sidewalk and bill you!!!
 - Owners- if you rent your home - it is your responsibility to ensure that your renter is shoveling the sidewalk!
 - Common Areas Hire Contractor
 - The residents decided NOT to hire a contractor to shovel common area sidewalks. However, RFH resident Gordon Williams has been shoveling the common area sidewalks and the board and residents agreed to continue to pay Gordon \$10 each time he shovels the sidewalk. Thanks Gordon
 - Street Plowing
 - The residents decided they did NOT want to hire a contractor to plow our streets after a snowfall
- Yard Maintenance
- According to the RFH HOA covenants Section 12, residents are required to keep their yards "in a neat and well maintained manner". "Upon failure to maintain their lot, including cutting the grass or removal of weeds, the RFH board may notify the owner that they need to bring the lot up to condition of reasonable maintenance. If the owner does not respond in 15 days, the board may maintain the property and bill the owner."
 - Red Fox Hills has been a very desirable neighborhood to live in and our property values have increased considerably. Retaining property values is directly related

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to the curb appeal of the home as well as the neighborhood. Many residents at the meeting were concerned that some properties are not being maintained and kept up to the standards of the rest of the neighborhood and could potentially start to decrease home values in RFH. Therefore, on behalf of the residents the board is requesting ALL homeowners to comply to Section 12 of the covenants and maintain their property in a NEAT AND WELL MAINTAINED MANNER. If you are concerned about the condition of a resident's property, please submit a written complaint to the board.

✓ Architectural Committee

- Home Improvement Projects
 - According to the RFH HOA covenants it is **REQUIRED** that you contact the RFH HOA board to **obtain approval** for any of the following types of projects and provide written plans prior to the start of the project.
 - Home additions
 - Exterior painting
 - New roof
 - Major landscaping projects
 - Shed installation



✓ HOA Annual Events

- Pool Opening: Friday May 16
- Pool Party: Saturday May 17 4 -6:00pm
- Neighborhood Garage Sale: Sat. May 31 8:00 - 1:00
- Progressive Dinner: Sat. April 12 at Cantrell's house
- Pool Closing: Labor Day Weekend

Attachments:

- New Pool Rules
- Pool Party Flyer
- Progressive Dinner Flyer
- Garage Sale Flyer