

Red Fox Hills HOA Annual Meeting
Monday, March 28, 2016
Meeting Minutes

Meeting hosted by the Miller family at 4745 Tally Ho Ct.
19 people were in attendance
Meeting started at approximately 6:50pm

Greetings and introductions

Meeting called to order:

- Welcome and introduction of Board and staff.

Pool Report

- Introduction of prospective pool staff: Kati Roan (2nd year pool manager) and Ann Roan (Supervising adult); Alyssa Drolet (1st year pool manager) and Jennifer McComb (Supervising Adult).
- Report on 2015 season: good season overall; no vandalism or major problems at the pool. There were some small leaks detected by the skimmers in the pool, and the plan is to repair those before the start of this summer season. Pool furniture is getting dated; an inventory will be done at the start of the season, and it will be evaluated to see if it can be repaired, or if we should plan to replace in the future. Due to other HOA expenditures, if we do replace, the plan would be to try and replace a few pieces every year.
- Plans for 2016: see above. Depending on when the leaks can be repaired, the plan would be to open by Memorial Day, and close at Labor Day. This could change, depending on when the repair gets scheduled.

Financial Report

- A broad overview of actual vs. budgeted expenses were reviewed.
- Emerald Ash trees will be treated this year (see below).
- Water bill (for sprinkler system only) has been approximately \$12,000 - \$14,000 annually; in addition, we have been paying approximately \$2,000/year for repairs over the last 5 years.
- Discussion about replacing the sprinkler system has been discussed for the last ~10 years; the system is now 30+ years old, and needs to be replaced.
- We have approximately \$80,000 in our HOA account; it was decided to use these funds to replace the sprinkler system. We cannot have a \$0 balance in our account, due to other HOA expenses, so annual HOA dues will increase by \$50/year (there has not been an increase in dues in 10+ years). In addition, each household will be assessed an additional \$50 towards the sprinkler repair in 2016, along with their HOA dues.

Landscaping Report

- 3 bids were solicited last year for the replacement of the sprinkler system; ultimately, Brinkman, the current landscaping and sprinkler maintenance company was chosen, at a cost of approximately \$80,000. Work has already

begun, but was delayed due to the snow. It is estimated to take approximately 3 weeks to complete. Brinkman will hand dig around the tree roots to try and minimize damage to current trees.

- Emerald Ash Borer treatment will begin this summer; last summer an evaluation was done on what trees will receive it, as well which treatment to use. It was decided to use Triage, which is injected into the trunk of the trees. Ann is currently getting bids, and the plan will be to commence treatment this Spring. In addition, she will be asking if homeowners can get a discount if they use the same services for trees on their own property.
- Due to other HOA expenses, Ann will coordinate planting of the flower beds in the common areas herself, and will be looking for volunteers to help provide plants, as well as do the planting.

Communications and Neighborhood Events

- Various community events that we've had in the past were discussed (e.g. beginning of season pool party; block parties; neighborhood garage sale; progressive dinner). We just need someone to coordinate an event! If you are interested - please feel free to organize something (put it on listserv, etc.)

Board Member Elections

- Susan Bailhache is stepping down after 3 years on the board (thank you, Susan)!
- Dan Drolet was elected as member at large to replace Susan.
- Jennifer McComb was elected as member (pool parent), replacing Sue Fattor.

Other HOA Business

- There was some discussion on the current situation with the subdivision roads. This is still in the court system; see the BoCoFirm.org website for current information.

HOA business ended at approximately 7:50pm. Marty Streim then provided the group with an update on TLAG. Everyone is strongly encouraged to check out the TLAG website (ttag.org) and facebook page to keep up to date on progress, the latest news, and to get involved/donate. You can also send them an email (ttag.inbox@gmail.com) to get the newsletter.

Update as of 4/17/16: It was decided by the board that Walter Pienciak will remain as President, Christie Gilbert as Treasurer, and Jennifer McComb will become Secretary. Dan Drolet and Anne Roan will be members at large.