

Draft Copy

Foxwood Hills Property Owners Association
Board of Directors
Regular Meeting, January 20, 2024

Call the meeting to order at 9:00 a.m. – Sonya Hale, President
Board Members present: Sonya Hale, President; Keith Cagle, Vice-President; Dan Delano, Treasurer; William K Thompson, Secretary; Patrick Coates; Greg Lohman and Johnny Urraca.

President Hale asked the members to join the Pledge of Allegiance. She also reminded members of the Code of Conduct for Board Meetings.

President Hale asked for the reading of the minutes from December 9, 2023. Secretary Thompson made a motion that the minutes be approved as written, since all the Board Members had previously read and approved the minutes. Motion approved.

Budget Committee – 2024-2025 Annual Budget – Greg Sheperd – Chair

Budget Committee Goals:

Provide Transparency to Members During Budget Planning

Maintain Integrity of Existing Amenities

Provide for a 0% increase in Assessments.

Continue to Greatly Reduce Legal Fees

Continue to Substantially Increase Reserves from Previous Years

Recommended Dues: For the 2830 account the amount billed will be \$66, 880.

\$467, 516 at 70% assumed collection rate. \$106 Partial Lot for Roads for 396

accounts for amount billed \$35, 985, for assumed collection rate 92% for a total of

\$35,985.

Total Dues Assessments (Regular and Special) 2024-2025

\$650 Lot Assessment (0% increase)

\$292 Patial Lot Assessment (0% increase)

Full Roads Assessment on **all lots**

Estimated Revenue from Road Assessment -\$515,556.

Tota Estimated Revenue for Road Reserves - \$557,556

Revenue Projections:

Current Year Dues Assessments -\$919,711

Prior Year Dues/Assessments - \$131,240

Roads Assessment - \$557,556

Restaurant & Lounge - \$188,993

Net Land Sales - \$73.640

Misc. Income - \$63,840

Total Revenue - \$1,934,980

Total Expenses - \$1,138,108

Net Profit - \$796,872 for Reserve Allocations

Breakdown for Reserve Allocations

Allocation to Roads \$557,556 (70%)

Allocation to Capital Projects \$223,917 (28%)

Balance of General Operating Fund - \$15,402 (2%)

Reserve Increase of \$121,372 (18%)

President Hale made a motion to approve the 2024-2025 Budget and keep the assessments at the same level as last year. Lohman seconded. Motion carried.

Chair Sheperd will be stepping down, Sandy Popivchak will be the new Chair for the Committee. President Hale thanked Sheperd for the work he has done over the years on the Budget.

Dan Delano, Treasurer

2024-2025 Member Assessments will remain the same at \$650 annually.

Delano reviewed November financials; December figures are not out yet.

Favorable Assessment Income = \$841,588 (YTD) vs \$832,038 (23/24 Budget)

Total Current Year Fee Revenue \$319,813 (YTD) vs \$907,478 (23/24 Budget)

Total Income \$1,935,150 (YTD) vs \$1866,452 (23/24 Budget)

Insurance – Property/Liability/Crime: \$82,623 (YTD) vs \$43,944 (23/24 Budget)

Insurance – Auto \$21,486 (YTD) vs \$18,493 (23/24 Budget)

Insurance – Workers Compensation - \$37,650 (YTD) vs \$27,209 (23/24 Budget)

Total Security - \$139,751 (YTD) vs \$128,902 (23/24 Budget) *

Non-Controllable Expense:

Reserve (Cap EX Only) \$223,908

Road Reserve from Special Assessment - \$557,624

Total Expenses - \$1,919,671 (YTD) vs \$1,866,450 (23/24 Budget)

- *Increase in payroll. The restaurant is showing unfavorable variance to budget of \$16,222, but the good news is that its starting to see the gap closing.
- Delano made a motion to accept the November financials, Cagle seconded, Motion approved.

General Magers Report – Keith Litcofsky

Social Committee and Chef Tim are planning a Valentines Dinner February 9, 2024.

Pool report, the pool has a leak along the seams to the deep end, pool will have to be drained to check for leaks and other cracks.

The Pavilion restroom code is 800008.

Maintenance has knocked down and moved seven (7) trees.

Still seeking bids for work on the Comfort Stations.

Seventy-four (74) new lot owners have been processed since last September.

Moria Salgado-Sargent has been hired to replace Karen Quigley in the Office,

POA Office does not payment anymore. Send checks to Good Management, make sure your account number is on the check. A mail drop is in the Lobby of the Clubhouse to forward checks to Good Management.

Security Report – Captain Brandon Brundage

Have received and processed twenty-nine (29) emergency calls for November.

Kinston continued to be a problem with dogs roaming the area not on a leash. Please, if you see one of these animals call **Oconee Animal Control, 843-888-0221**. They are better equipped to manage unleashed animals.

Security is checking the Foxwood Hills properties for unlicensed and inoperable vehicles.

Security Officers are school certified as Emergency Medical Responders.

Committee Reports

Architectural Control Committee – Keith Cagle, Vice-President

Chuck Wiedenheft, Chair, has decided to step down from the position.

Two new homes have been completed since our last Board meeting.

Cagle nominated Rod Moore as the new ACC Chairperson. Thompson seconded; Motion carried.

Beautification – Mike and Deb Wiwczar

The Wiwczar will be stepping down from the Beautification Committee after March. They will continue to oversee Mountain Bay Park.

Communication & Marketing – Beth Patterson, Chair

The Committee is embarking on a member survey, four of them, for the next year. The first survey will be sent out by Media Monkey. The results will be known to the Community about volunteering in the Community. The second is planned to ask the member about communication efforts. The third and fourth surveys subjects have not been determined, members are asked to make recommendations.

AARP Community Challenge Grant Program – Beth provided the Board with examples of grants to other Communities previously funded. She would like to have ideas for an application for Mountain Bay Park. An online seminar is to take place next week, Beth will participate.

Maria Stamey gave out sample drafts of a Foxwood Hills folder, business cards, restaurant comment card and postcards. Costs will be forthcoming, working with *The Journal* for printing.

Neighbor Watch – Van West, Chair

Section leaders are needed in Aaron, Edisto, Homestead, Orion, Panola and Rapidan.

Anyone living in those sections are encouraged to do so, you may contact Van West directly at (? phone number).

Numbers continue to climb, thirteen new members have joined, that brings our total to four hundred members.

Roads Committee – Russ Dukeman - Chair.

The work behind the Convenience Store has been completed. This has been a hazard situation before and now ready for traffic.

Russ is coordinating repairs with Central States Water Resources (CSWR) with Owens.

The paving crew has been working in Wahalla, Seneca and Westminster. They have obligations to those communities that are long standing.

The asphalt plant was down over a week in Decembre and the crew has been dealing with COVID.

When they return, they will finish the work. They have a commitment to starting next year's work upon completion of this year's work. We will continue our drainage projects when the weather cooperates, and the contractor is available.

Social Committee – Sandy DeLaney – Kellye Rembert – Co-Chairs

Collaborating closely with Chef Tim to plan a Valentines Dinner for February 10, 2024.

Details will be forthcoming via an email blast.

Trivia night was held, great turnout, will continue Trivia each month over the coming year.

Nomination Committee – Rod Moore, Chairperson

Five nominees are vying for two seats on the Board of Directors. The two seats are currently held by incumbents Dan Delano and Keith Cagle, who are also candidates.

Members have already received the bios of the candidates ahead of the election and “Meet the Candidates” town hall meeting on February 3rd.

The Nomination Committee is twelve volunteers' members, eight have had previous participation and experience from prior elections.

Our By-Laws state ballot packets will be mailed out no earlier than February 13 and no later than February 23.

The last day ballots will be accepted will be Thursday, March 14, 2025, at 5:00 p.m.

Ballots will be counted on Friday, March 15, 2025, results will be announced on Saturday, March 16 at the Annual Meeting.

Legal Update – Sonya Hale - President

The Kurtz case/lawsuit will go to Court next month. The case centers around not wanting to pay for the Road Assessment.

Another issue that is pending, Chris Pierce has asked for a listing of all residents, name, address, phone numbers and email addresses. The Board has unanimously voted not to give out phone numbers and emails to his request. He will sue the POA for this information.

New Business

Patrick Coates reported that there will be no Forfeited Land Sales, they were all sold last year.

Reserve Study – There were two draft studies done, I and Sonya feel that it is nearing completion. The study authors recommend we set aside One million dollars a year for the next 20 years.

A meeting with CSRW this coming Friday has been postponed, the new meeting is scheduled for Friday, January 26th. Members will be updated on the outcome of the meeting.

Open Forum for Members

Beth Patterson asked Dan Delano and Bill Thompson if they had a timeline for the new By-Laws. Thompson said a timeline has been sent to the Board for comment. It has been

suggested that two Town Hall meetings take place, one during the Saturday timeline and one in the evening for those that work. When the timeline is approved it will be published. Kellye Rembert asked for a definition and clarification about running a business from a residence. She said that her neighbor has equipment spread all over their front lawn. Dan Delano said that you cannot run out of one's home. This is written in the current By-Laws. She will work with the GM on this issue.

Sheri Howard heard a rumor that Reality Homes is buying five hundred lots for \$5 000 per lot.

President Hale told the members that yes, there was a meeting with Reality Homes, and they did make a proposal. The Board asked them to come back with a new proposal, and of this date it has not been forthcoming.

Anyone driving on Saddlewood Trail can see trash piled up behind the homes in Kinston. This is an eyesore, and we are losing potential buyers because of it. Can a privacy fence be erected to block out the view?

StarCraft Drive has a trailer that was torn down and left to rot. This is also a deterrent to potential buyers, plus diminishing property values in the vicinity.

General Manager Keith Litcofsky responded; Violation Letter have been sent to the property owners.

Denise Savidge thanked Dan Delano for thanking her husband for all the work he did for the ACC Committee. She said she and her husband were interested in purchasing property in the Community and wanted to have the same opportunity as Reality Homes.

There being no further business before the Board, the meeting was adjourned at 10:56 a.m.

The next meeting will be held on March 16, 2024. This will be the 46th Annual Meeting of the Foxwood Hills Property Owners Association.

Respectfully submitted,
William K. Thompson
Secretary for the Board

