

Foxwood Hills
Board of Directors
December 9, 2023
Minutes

The Foxwood Hills Board of Directors held its regular scheduled meeting on December 9th, 2023, at the Foxwood Hills Club House, beginning at 9:00 AM.

Present: Sonya Hale, Present; Dan Delano, Treasurer; William K. Thompson, Secretary; Patrick Coates and Johnny Urraca.

Absent: Greg Lohman and Keith Cagle

President Hale called the meeting to order and asked members to join in the Pledge of Allegiance. She reminded members of the code of conduct for Board Meetings.

President Hale asked for a reading of the minutes for September. Secretary Thompson said the Board had seen the minutes as written and asked that they be approved as written. Motion made and approved.

Treasurer's Report: Dan Delano.

Treasurer report is for September and October with highlights as follows:

1. Balance Sheet Comparison 09/1/23 and 10/31/23.
Total Assets: \$1,670,477 (09/23) \$1,717,549 (09/22)
Total Equity: \$1,586,498 (09/23) \$1,648,822 (09/22)
Total Assets: \$1,539,327 (10/23) \$1,511,186 (10/22)
Total Equity: \$1,440,988 (10/23) \$1,440,625 (10/22)
2. Total Expenses: For September - \$603,433 – unfavorable variance of \$81,594. For October - \$707,523 with an unfavorable variance of \$60,588.
3. Delano thanked the General Manager and the Office Staff for their work on collections, which showed an increased income for both months.
4. The Restaurant and Lounge continue to show a shortfall of \$2,305 for September and \$7,231 through October. On a high note, we are starting to get a handle on the cost of goods.

5. Insurance; The POA plans to eliminate the substantial month to month variations by renegotiating and realigning the policies.

Motion made by Delano to accept the September and October financials, Thompson seconded, motion carried.

Managers Report: General Manager, Keith Litcofsky

Ongoing:

Karaoke and bingo are going strong,

Chef Tim Weisenmiller has been here a month, things are coming together and showing improvement in the Restaurant and Lounge.

The Pavilion is available for rent through the POA office. There are now code locks on the restrooms.

The tennis courts lighting is finished, and courts are open for play, thanks to Rod Moore.

Five knocked down trees have been removed since October.

Road work is continuing. Russ will speak later on and update.

Oconee County Roads has finished its work and rocked the embankment on Dr. Johns Road. Next step is the asphalt damage caused by beavers undermining the road.

Still in the process of getting quotes for the refurbishment of all three comfort stations.

Processed seventy-four new lot owners and approved thirteen ACC permits for new construction.

Finally received land back from the County on the land by the Fire Station next to the water.

Please be reminded that the POA Office is no longer taking payments. All payments should be sent to Good Management with the account number on the check.

Security report: Captain Brandon Brundage

Deputy Jeffery Carroll and I are now fully qualified Medical Responders, but be sure to call 911 first, we will help until EMS arrives.

Security reports will no longer be written, the Computer Aided System (CAD) is being utilized. System logs all calls and provides security reports. Over the last six months we have received 104 calls.

If you see unleashed pet's running loose, please call Oconee County Animal Control at 864-888-0221.

Planning "Open House" at the Security Building in January/February to meet with the Security Staff, answer questions and get to know the Community.

Restaurant Update: Chef Tim Weisenmiller

New menu for the Restaurant will be coming out in stages.

Reviewing current food inventory, It is still decent food," just not what I want to serve."

February is the goal for getting the operation of the Kitchen in line with his standard. It's taking more time and effort than anticipated.

He asked the Community to have patience while he gets thing on track.

Committee Reports:

Beautification: Mike and Deb Wiwczar

A blue spruce has been planted behind the Security Building. We plan to decorate this tree every Christmas.

A child's birthday party was held at the Pavilion in November.

Great folks to work with and they cleaned up after themselves.

In October we had a "Witches Brew "at the Pavilion with forty-five ladies in attending in costume.

Communication and Marketing: Beth Patterson, Chair

Communication Committee will conduct four member surveys. The first will be member experience with volunteering; the second will be on Communications with the Membership.

Our Fan Page currently has 918 members, in September we had 853. A new policy was added which will require a verifiable profile on Facebook. That is in addition to answering the group questions. No outside restaurant ads will be allowed.

April 2024 is the target for all POA documents to be updated.

Advertisements for 2024 in the newspapers and magazines have been completed.

Publication will start in the Spring. *Lake Living* magazine recently published an ad on Foxwood Hills.

New Community signs will be going up for Kinston and Hatteras. Newbury recently had its new sign installed.

Neighbor Watch – Van West

Reported that the site had fifty new members.

Section Leaders are needed within several sections within the Community.

Non-members have been using the tennis courts, with gates left open after play.

Nomination Committee: Kellee Rempert has resigned as Chair. The Board of Directors has confirmed **Rod Moore** as the new Chair of the Nomination Committee.

Roads: - Russ Dukeman

One of the biggest concerns as I travel the Community is hearing people talking about safety and security.

A total of \$240,000 has been spent on roads this year.

Repairs are being done within the Community that were not on the initial listing.

New construction and sale of property has taken a toll.

Coordinating repairs with CSWR that have been approved with Owners.

Roads: Continued

Work on Section M and Sherando has been completed, Shanandoah Drive needs to be addressed; it has become dangerous.

Drainage issues are taking most of the time for the Committee.

A reminder: Clearing a lot, having a drainage plan and placement of a culvert plan is required before construction can proceed, need to work closely with ACC.

An example of added cost: repairs to Chestnut and Sweet Gum have run up to \$40K because of three new homes. Our \$750 impact fees are not covering the cost of repair to the roads.

Paving of roads has fallen behind schedule, the Asphalt Plant was closed for a month.

Social Committee – Sandy DeLaney

New Years Eve Party will have heavy hors d'oeuvres, with a glass of Champagne at midnight.

Christmas Dinner is planned for December 16. Dinner will be served buffet style and reservations are now being accepted.

Trivia night will start after the first of the year.

Legal Update- Sonya Hale, President

The Kurtz court case has not been set; they do not want to pay the road assessment.

Hale also told the Members about the process for collections, liens, and foreclosures. She cautioned Members not to call the POA attorney because of the cost involved.

Patrick Coats explained in detail the foreclosure process, from collection, lien, to attorney. He stated that once Demand Letters are sent most residents remit their fees and foreclosures are terminated.

Open Forum - Membership

Beth Patterson wants to see the see the community move forward. She thinks to do that two documents are needed: Revised ACC Guidelines and Revised By-Laws.

She wanted to know where the Board stands with an update on the By-Laws. Dan Delano said that a timeline will be sent to the Board for approval. One approved it will be published for the membership.

Dianne McMahan thanked the General Manager for purchasing two Automated External Defibrillators. She also wanted to know the status of staff training for CPR. General Manger responded that Red Cross recommended videos, since they do not have a class unless a minimum of ten people are sign up.

Deb Wiwczar told the audience that the administrators of the Facebook page were making unkind comments about members of the community. A discussion ensued that comments made on the Facebook page should be fact, not opinions.

Sandy DeLaney reported negative comments about Bingo prizes. She said that \$50 does not buy a lot of gifts.

President Hale closed the meeting at 10:46 AM

Next Boad Meeting: January 20, 2024

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