

Foxwood Hills Property Owners Association

Board of Directors

Regular Meeting, April 20, 2024

The Foxwood Hills Board of Directors held its regular meeting on April 20, 2024. The meeting was held at the Property Owners Association principal office at 800 Hickory Trail, Westminster, SC 29693. The meeting was called to order at 9:00 a.m. by Sonya Hale, President.

Board members present for the meeting: Sonya Hale, President; Keith Cagle, Vice-President; William K. Thompson, Secretary; Greg Lohman, Patrick Coates. Charles Holman and Johnny Urraca.

President Hale cautioned the members in attendance of the Code of Conduct for Board meetings. She also asked all the members to rise and join in the Pledge of Allegiance.

Board Minutes: President Hale asked for a reading of the minutes for January 20, 2024. Secretary Thompson made a motion that the minutes be accepted as written, since all the Board members had previously seen and approved the minutes. Motion approved.

Treasurer Report: President Hale asked Patrick Coates to review the February financials.

Cash on Hand: \$357,275 Total Cash: \$692,928 Change YTD: -\$47,553

Total Liabilities: \$97,510

Feb 2024 Fee Income: \$11,843 YTD: \$925,754 Fiscal Budget: 907n478

Restaurant Revenue: \$10,929 YTD: \$154,989 Fiscal Budget: \$188,993

Revenue Other: \$7,220 YTD: 73,351 Fiscal Budget: \$32,160

Land Sales: \$16,171 YTD: \$78,802 Fiscal Budget: \$100,000

Total Income: \$59,393 YTD: \$1,388,378 Fiscal Budget: \$1,366,202

Nomination of Treasurer: Patrick Coates resigned as Treasurer on March 27, 2024. President Hale made a motion that Charles Holman to be the new Treasurer, Keith Cagle seconded the motion, motion approved.

ACC Chair Nomination: Rod Moore recently resigned as Chair of the Committee. Casey Poague has agreed to be the next ACC Chairperson. President Hale made a motion to nominate Casey Poague Chair of the ACC Committee, seconded by Greg Lohman, Motion approved.

General Managers Report = Keith Litcofsky

Maintenance Updates:

Leaf blowing, trimming, and mowing is in progress.

The pool chemicals have been ordered and delivered.

Hatteras comfort station is painted, and new sinks installed. Newberry showers are being installed.

The gym has new exercise equipment, more pieces to come later. Gym hours are from 8:00 a. m. to 10:00 p. m.

Two more coats of non-slip paint are being applied to the downstairs floor.

The Pavilion has code locks on the restrooms, code is 800008.

Call the Office if you want to book the Pavilion for an event.

Seeking quotes for new air conditioner and roof for Clubhouse.

Four trees knocked down were cut and removed.

Office Updates:

Since the March meeting FWH has added thirty-seven new lot owners.

Nate Isner has been hired part-time for Code Enforcement.

New membership cards have been mailed out.

Assessment payments are at 55% of the projected 70% projections.

Make sure to include your account number on the payment for those mailing the payment.

Reminder: POA Office no longer take Assessment payment, Good Management accepts online payment, money order or check.

Members who choose a payment plan must sign an agreement. Those who fail to follow the plan are subject to collection and liens filed on their property.

Security Report: - Captain Brandon Bundage

Security has managed nine incidents and for April, so far, five incidents.

The Kinston area continues to be a focus for Security because of increased traffic and incidents.

Looking into the feasibility of training for people with cognitive and behavioral disabilities. Also seeking ways to de-escalation techniques to better communicate.

We are always looking for ways to serve the Community. Schedule an appointment and come talk to us, our door is always open, Monday through Friday from 7:00 a.m. to 5:00 p. m.

We hired a new Security Office, Tim Harrison. He is a resident of FWH and works the weekends.

Architectural Control Committee Report – Rod Moore

We have had fourteen new building permits since March 15th, five new construction and nine others.

We are also carrying eighty-nine open permits: six over two years old; nineteen over one year old; sixty-four new permits in the past 12 months; thirty-one new permits in the past three months.

The ACC Committee met March 21st; our goal is to meet bi-weekly.

Six pending permit applications waiting on requests for purchase of lot or documents.

Numerous inquiries about building guidelines from potential buyers of property.

Updating and objective for future defining roles for Committee members.

Permitting process in place per current guidelines, final recommendations for proposed new ACC guidelines have been submitted to Beth Patterson.

Recently extended eight old permits and closed seven.

Beautification Report: Alison Holman - Chair

Mike and Deb Wiwczar have vacated the Beautification Committee as Co-Chairs. They will continue to oversee the Mountain Bay Park.

The Wiwczar's plan to celebrate National Arbor Day, April 26 by planting a red maple tree., from 11:00 a.m. to 2:00 p.m. at Mountain Bay Park.

Alison Holman told the members about the upcoming **Kinston Community Clean-up**. The event will take place over two days, Saturday, May 4th from 11:00 a.m. to 5:00 p.m.: Sunday, May 5th from 11:00 a.m. to 3:00 p.m.

L& M will start at noon to collect bagged household garbage for free. Residents should place the items near the curb.

Items to be collected and sorted are scrap metal, plastics, cardboard, and construction materials.

Trailers for deposit of items will make the rounds at 11:00 a.m. and again at 5:00 pm on Saturday. Sunday pickup times are from 11:00 a.m. to 3:00 p.m.

If you miss the trailer, it will be parked at the Comfort Station/mailbox area so residents can bring items for removal.

Chef Tim will be serving free hot dogs to residents and volunteers on Saturday, but he still needs a volunteer Hot Dog Chef for Sunday.

Call or text 864-614-1909 to volunteer or if you have questions.

Resident volunteers can help load items into the trailers and help with the cleanup.

Communication and Marketing – Beth Patterson, Chair

Results of the Member Survey on Volunteering for FWH tabulated.

Have drafted the second member survey on communication and transparency. This is to be sent out at a future date.

Marketing:

The FWH Pocket folder, Restaurant comment card and the postcard are being printed.

The Trifold FWH brochure has been drafted and ready for the printer.

FWH promoted the Community at an April 4th event held at the Seneca Middle School. Marketing donated fifty coupons for the two hundred attendees, with

a buy one, get one free appetizer to be used at the restaurant. Attendees wishing to see and tour the FWH property with POA realtor, Red Hot Homes, can call:

Need to set up a final **meeting** with Board members to review the new ACC guidelines.

A drive through was recently conducted to assess those mobile homes that appear dilapidated or abandoned. The list was given to the General Manager for disposition.

Neighbor Watch: Van West, Chair

Five areas need Section Leaders in Aaron, Millhurst, Orion, Panola and Rapidan. Anyone in those sections interested in being a Section Leader can contact Van West,

Road Report: Russ Dukeman, Chair

Presently work is being finished on Aaron, Millhurst and Section I.

Next, the crew will be moving to Hatteras, then Section F and Section A

We replaced a large culvert, which had deteriorated, at Fernwood.

We have plans for drainage improvements in Hatteras and on Loblolly.

As work progresses this summer the crew will move over to Choestoea, then Chestnut, Sweet Gum. There is quite a bit of work on those roads.

Time and money permitting, we will work in Kenwood, Walnut. We still have roads off Old Smoky that need work.

Social Committee Report: Kellye Rembert and Sandy DeLaney – Co-Chairs

We have new members on the Committee, with great ideas and participation.

Making plans for the pool opening on Memorial Day with free hot dogs and hamburgers.

Mark your calendars for a July 4th celebration at the pool.

Trivia, which is well attended, will continue during the summer.

Legal Update: Sonya Hale, President

Chris Pierce has filed a lawsuit against the POA for refusing to give him the membership personal information. Hale asked for a show of hands who wanted that information released, not one member raised their hand.

A member asked if a signed form could be used to deny release of such information, Hale said that was a question for the Attorney.

Open Forum for Members:

Beth Patterson asked about the status of the revised By-Laws. Secretary Thompson said the Board had met recently to discuss the document and will be sent to the POA Attorney. Once approved by the Attorney, meetings will be set up for members. Two sessions are planned, one for a Saturday and the other for the evening, to accommodate those still working.

Beth also asked the General Manager if any thought had been given to more days and hours added to the summer schedule for the restaurant and pool. Keith Litcofsky, General Manager, said they would discuss it.

Bridget Connelly asked if her request for the Board and employees to take an Anger Management course is on schedule. Greg Lohman answered that the Board made a unanimous decision that it was not needed. She also asked about the POA's Code of Conduct and Rules and Regulations, who enforces them. The General Manager responded that it depended on the situation or if needed Security would be involved.

Brian DeLaney spoke about pets or comfort animals allowed in the restaurant. He passed out the current rules from DHEC, stating that these animals are not allowed to wander and must have certified documentation.

Steve Hunsdorfer told the members that the detour on Little Choestoea bridge was not on the schedule this year for repair. He encouraged members to go to the DOT website to lodge a complaint.

Kellye Rembert said she has heard rumors about dissension within the Board. She asked that the Board work together for the sake of the Community.

Eddie Rembert asked if a violation form was available to report enforcement issues. Beth Patterson advised one is in the draft state to be approved by the Board.

There being no further business before the Board, the meeting was adjourned at 10:38 a.m.

Next regularly scheduled Board Meeting: June 15th at 9:00 a.m.

Respectfully submitted,

William K. Thompson

Secretary for the Board