

# Foxwood Hills Property Owners Association

## Board of Directors Meeting

August 17, 2024

### Present:

Sonya Hale, President  
Keith Cagle, Vice-President - Absent  
Charles Holman, Treasurer - Absent  
William K Thompson, Secretary  
Patrick Coates, Board Member  
Greg Lohman, Board Member  
Johnny Urraca, Board Member – Absent

The meeting was called to order at 9:00 a.m. by President Hale; members joined in the Pledge of Allegiance. Hale reminded the members about the code of conduct. Individual speaking forms for the Open Forum segment are available. Those Community members not present but listening via a phone are asked to mute their phones.

**Patrick Coates:** Charles Holman, Treasurer, is absent; Patrick will review May and June Financials.

### May Financials:

The restaurant revenue was \$21,002.

Other Revenue, \$2,156 on interest for past due payments

And we brought in \$3,052 on bank interest for a total of other revenue of \$6,222.

Our Total Income for the month was \$142,000.

Restaurant expenses for the month were \$30,005.

The cost to run the restaurant was \$8,707.

Our GNA expenses for May were \$49,008.

Our Comfort Stations' expenses were \$8,243.

Repairs and Maintenance: \$12,008

Security - \$17,745

Swimming Pool \$6,825 for a total monthly expense \$124,702

New reserve income for CapX, \$220,975

And our total reserve income was \$60,502 – Total reserve income -\$82,477.

Road Expenses \$133,280

May Reserve Report:

The balance brought forward from last year for road reserves was \$224,333. So far this year we have added \$483,136 and we have had \$272,991 in expenses. Current Road reserves \$434,479.

CapX brought forward \$47,291, have added \$205,209, give us a balance of \$252,500 for a total reserve balance of \$686,979.

### June Financials:

Cash on hand - \$1,518,908 – Last year at this time - \$1,445,316 – better by \$73,592.

Fixed assets - \$1,000,935 – last year \$1,885,357 – better by \$51,626

Liabilities – were from last year because of ACC deposits. Because of our growth the current ACC deposits \$98,725 – last year \$62, 549. Up by \$36,077.

Total liabilities for June -\$114,823 – last year \$97,487 - \$17,366 difference.

**June Budget Comparison:**

June assessments - \$41,701- total for the year - \$877,996, put us up \$52,824.

We have collected 95% of what we expected to collect for the entire year by this point.

Prior years dues and assessments \$15,658 – year to date - \$55,174 – up by \$22, 363.

Restaurant reserve \$28,921 – year to date - \$62,146, better by \$14,019

Other Revenues:

Interest on overdue payments - \$10,876, Year to date - \$34,872, up by \$18,912

Land Sales - \$46,289, Year to date - \$63,038 – up by \$44,628!

June total income \$143,445 - Year to date \$1,094,250 – up by 152,746

**June Expenses:**

Restaurant - \$28,998 – profit - \$123 – Year to Date expenses - \$80,662 – current cost for restaurant - \$17,476.

GNA – not looking so good. Total expenses for June \$45,566 – over for June by \$807 – we are \$17,227 over budget YTD (Year to Date)

Comfort Stations - \$2,357 – YTD over \$16,423.

Maintenance – June \$11,457 over \$2,704 – over budget YTD \$3,303

Security – June - \$9,748, below budget by \$1,078.

Swimming Pool – June expenses - \$11,547 – over by \$840 – YTD \$25.611 – under budget by \$1,062/

Total Expenses for June - \$109,573 over budget by \$12,159 YTD \$454,344 – over budget by \$51,601.

Reserve income for CapX \$9,259 – YTD – Reserve income -\$2114,469.

Roads – Collected for June - \$29,060 – YTD – collected \$512,089, that is 92% of what we anticipated collecting for the year.

Coates made a motion to approve the financials as read for May and June. Hale seconded; motion carried.

Patrick said he has another announcement. In Charles' absence, the Budget Committee started to ramp up and he moved to make a motion to nominate Gary Gasper to be Chair of the Budget Committee. Lohman seconded; motion carried.

**Board Minutes:** Secretary Thompson moved to have the Minutes of June 15, 2024, approved as written, since the Board had previously approved the Minutes. Lohman seconded the motion; motion carried.

**Managers' Report:** Jay Graves, Interim General Manager

The Kiddie pool has leaks, fixing it is prohibitive. Need a consensus of opinions for future use.

A tree fell on an electrical pole at the Pavilion, broke the pole, and pulled the meter away from the building. Repairs have been made and the power is back on.

The Pavilion has a code lock for restroom, code is 800008. Foxwood Hills members may book the Pavilion by calling the POA Office.

Maintenance Staff are trimming trees in the off season.

Getting quotes for new roof and AC units for Foxwood Hill Lodge

Eleven trees fell in the Community since the last Board meeting, they have been removed.

Since the last meeting in June, we have had 46 new lot owners.

Courtney Carroll has been hired as the new Office Manager; and Stacey Alban has been hired as Office Assistant.

New membership cards have been sent out to the Members.

Members who want to start a payment plan must sign an agreement. Those who do not follow their plan face collections, fines, and liens on their property.

Reminder: POA Office does not take payments. Use the online portal, or mail your check, money order to Good Management.

**Security:** Graves wanted the Community to know that Captain Brandon Brundage, Chief of Security, has accepted a position with the Seneca Police Department. Jeffery Carroll will assume the vacant position when he receives his permit from SLED to carry a weapon. All calls for Security will be forwarded to the Oconee County Sheriff's Office.

**Roads:** Russ Dukeman, Chair

We continue to work on roads within the Community. We had large expenses in July, so 40% of our Reserves were used for that month. We are also taking on drainage projects within the Community.

We are moving into a different phase with home building in the Community, Houses are being built along unpaved roads, we need to offer some sort of stability for the traffic.

Dukeman suggests putting down rock to give the traffic some foundation.

Question about millings: Dukeman explained we have a tough time finding any, paving contractors are using them as soon as they take them up. Also, our roads are not suitable for millings because we do not have a base.

Dukeman said this will be his last year as Chairperson of the Roads Committee, he gave notice of resignation to the Board. He will finish this year.

**Architectural Control Committee:** Casey Poague, Chair

Twenty-Five (25) new lot owners since May 15. Eight (8) permits for construction or remodeling have been issued. Two (2) Mobile Home placements; two (2) new carports and 13 other requests for miscellaneous.

Permits: 120 open permits, 20 over two years old, 16 over 1 year old, 84 permits over 1 year old and 15 stop orders.

Pending Permits: 15 applications pending, awaiting requests to complete the necessary documents. Continue to receive inquiries about building guidelines from potential buyers.

Updates and Objectives: Continue to verify permitting process in place is followed per current guidelines. Continue to work on new guidelines to present to the Board for approval. Reviewing old permits to extend or close. Eight permits were extended, and 29 permits closed.

Board member Lohman suggested: If erosion controls are not done properly for building sites, no permits should be issued, or a stop order enforced.

**Communications and Marketing:** Beth Patterson, Chair

We are moving forward with outsourcing our web site. We will be choosing a new provider; bids are being solicited and will be evaluated.

We are currently having problems with eblast's, Patterson is working with Constant Contact to remedy the problem, please have patience while we get the problem fixed.

Two member surveys were completed, Communications and Restaurant. The Board has the results in their booklets.

**New Member Meeting:** Given the influx of new members, the committee is discussing hosting a new member meeting twice a year.

We continue to support the Social Committee with flyers and web site information to ensure members receive timely information.

Oconee County Chamber of Commerce Golf Tournament is being held at Cross Creek Gold Club. FWH is a Tee Box sponsor for the event. We will have a presence with a tent and table with materials promoting FWH. FWH Chamber representative, Marsha Duvall spoke about the tournament and the prizes.

**Chamber After Hours:** The Board agreed to host a second event at FWH in January 2025.

*The Journal* is recommending that we scale back and place ads in *Lake Living* one year and *Waterfalls, Rivers, and Lakes* the next year.

**POA Lots:** FWH has 700 lots, 500 saleable, 300 with a clear title. A major challenge is that these lots are not identifiable by sight; they need to be numbered. It would help a potential buyer to have this information when calling our realtor.

Amenities in the children's playground area need attention. The wooden bench is falling apart, the playground equipment needs work, most of all it needs maintenance and upkeep.

The Committee laid out materials in the back of the room for pickup, post cards and pocket folders.

**Foxwood Hills Neighborhood Watch Group:** Patrick Coates, Board Liaison

The official name for the new group is Foxwood Hills Neighborhood Watch Program. We have done this because our last Chairperson refuses to give us back the Fox Watch web site. Muffy Chase has volunteered to be the new Chairperson. The Board approved the nomination of Ms. Chase. Please join the new group and sign up.

**Social Committee:** Sandy DeLaney and Deborah Wiwszar, Co-Chairs

We have several events planned for the fall season. Mark your calendars for August 30<sup>th</sup> we are going to have a **Hawaiian Luau**, games, and food. Chef Tim will be gone, so our food situation is up in the air. **Bingo and Trivia** nights are well attended and we plan to keep both of those up and running. A new event is planned, **Sip and Paint**, we have 15 slots open, so please sign up early. Candice Crow will be our host, wonderful artist, who will be showing her art, which is on September 21<sup>st</sup>. That event will take place in this room. **Witches Brew** is planned for the Pavilion on October 25. A **Halloween Party** is planned for October 26<sup>th</sup> at the Clubhouse. Westminster will host **Boo on Main Street**, October 31<sup>st</sup>, plan for spooky things and trick or treating. The FWH community will offer a free meal to all **Veterans** on November 9<sup>th</sup> at the Clubhouse, watch for more information. **Happy Foxgiving!** This planned event will be a modern twist to the traditional Thanksgiving meal. Potluck style will be offered by participating community members on November 28<sup>th</sup> at the Clubhouse.

**New Business:** Sonya Hale, POA President

**Kiddie Pool:** Interim GM Jay Graves gave his thoughts on the kiddie pool to the members. The pool needs at least \$3,000 just for the plumbing to be fixed. He spoke with mothers

with children who said the pool was “no big deal, sun was too hot for kids in the kiddie pool.” We have had several suggestions, fill it in, open the space for games or table and chairs.

He asked the members to hold up their hands to see if they wanted to close the kiddie pool and use the space for other uses. A solid show of hands was needed to close the pool. Sandy DeLaney asked Leonard and Carol Fulton to stand and be recognized for their efforts and dedication and hours spent keeping the pool safe. Questions were asked about accidents in the big pool, how long does it have to be closed? He answered, DEHC regulations say 24 hours and then test.

Chef Tim Weisemiller was asked to step forward, President Hale thanked him for his time, his cooking, and efforts in the Restaurant. He acknowledged the standing applause. Hale called on Susan Mangubat, Red Hot Homes, she is the POA’s designated realtor for Foxwood Hills. Susan explained her marketing strategy for the 700 POA lots that are available. The biggest problem with those lots, many of them do have a clouded title, most folks do not understand what a clouded title means. It could cost up to \$6,000 to clear up the cloud and get a clean title. Numbering the lots would be a tremendous help for future sales.

**Fox Fire Bar and Restaurant:** Greg Lohman, Board Member

Members of the Board recently met with an individual who would like to take control of the Bar and Restaurant and relieve FWH is the day-to-day management.

We have met once with this individual and reviewed his proposal, another meeting is scheduled for the near future. The Restaurant has been treated as an amenity for the enjoyment of the membership, but it is becoming a liability, the cost of running the Restaurant could be over \$80,000. If we were to lease the restaurant for two years, the individual could open it up to the public. This would require a different license agreement for the liability. Right now, it is a tradeoff, an amenity for the membership, but with a prohibitive cost. We are not generating either the awareness or the support that we need, even keeping it open for three days a week. A member of the audience proposed leasing space for meetings and hiring a Work Camper.

FWH would furnish a site with a trailer for the Chef. The bottom line right now is to try and find the best value for the Community.

**Old Business:** Sonya Hale, POA President

Nothing for old business

**Open Forum for Members:**

**Kellye Rembert:** Spoke to the arrest of an individual who lives at 202 Mount Bay Drive. This individual has been arrested 24 times over eight years. Guns shot off, vulgarity aimed at residents, guns pointed at us, etc., this must stop. Nine of our neighbors have signed a letter asking this nonsense to stop. Since he is not a homeowner, we are asking that the Board send an eviction notice for this individual. The notice would have to be given to the current property homeowner.

My second issue is security. We have none at this point. We need to hire a private security firm or bring on retired or former police officers to patrol our community. Hale answered that the Board is looking into a private security company for FWH. Residents should call 911 if they feel threatened in any manner.

The petition for removal of two Board members is still active, we have 70 signatures, another petition is still outstanding. Our team decided to collect what we have to report today and then examine what a different petition would look like. So far, we know that it will be far more detailed based on feedback we received.

**Beth Patterson:** I would like to ask where we stand with the new By-Laws? Secretary Thompson answered: The new proposed By-Laws were returned by our Attorney this week. After his changes and approval by the Board, we will plan to schedule meetings for the Community. We would like to do one on Friday night for those who work and one on a Saturday for the Community. Does the membership have to approve the new By-Laws, yes. It is not 100 per cent approval, but a two-thirds majority approval.

**Wanda Rowe:** This is about Johnny Urraca. "A year and half ago he started building over there, it has been a mess. I was going to read this paper, but I am not going to read this." I am going to give the Board the original, where we have signatures from the people on Kenwood Drive, I would like that put in the record of the minutes today."

"Every time it rains, the runoff comes down into our yards, it is a river of mud. The former GM tried to help, so did Sonya; it helped for a while. But the problem still exists, we are making a legitimate complaint. People say that is a negative thing, but we still have Johnny Urraca and the mess he has created. I invite all of you to come over and look at it." **James Bishop:** "It is an eyesore! He has put up fences, but then he drives over them to get to his property and drives over them when he leaves. He has also put barriers, hopefully they will come down, right now they are an eyesore." **Casey Pough:** "I do not know if the Board is aware of this, but Johnny does irregular stuff. He gets caught and then puts in for a permit. I do not have the ability to fine him, but it has happened more than once. I have a feeling that it will continue to happen until some action is taken.

**Chris Forman:** Not to dwell on this but I live on the other side of street, across from the Bishop's property. What Johnny did on our street did come down and filled the culvert underneath the street. The POA got a bill for that around \$22,000 for the damage he did. Greg Lohman said: "he paid part of that bill." **Greg Shepard:** "Is there anything we can do; this has been going on for two years and we keep talking about it." Can we do anything civilly against him, stop giving him permits?

Or can we stop him from building in this Community?' The questions were turned over to the Board; will consult the Attorney for litigation, to find out what authority the Board has over not issuing permits.

**Perry Slaton:** I am a Real Estate Developer; I have developed over 200 lots in FWH and have not had any runoff issues. Be careful of what you put on Facebook or social media. It must be right and not damage someone's reputation. Make sure what your saying is accurate, go to the person and confirm the accuracy.

**Laurie Dovey:** My husband has medical issues; I am his sole provider, and I work a full-time job. My property went into distress. I had a list of issues the POA sent to me that needed to be fixed. My property showed up on Facebook, embarrassing to say the least. Was I guilty, yes, but I got it cleaned up in ten days. We need a committee that reaches out to people in need. Please let us find a way to talk and not scream and not yell. This brings me to my point. Please get a parliamentarian to help Sonya or whoever the current president is. To

run our meeting and run our business. Rules of Order, which makes it a much more cordial and caring environment when there are rules how we address on another.

Meeting adjourned 12:14 PM

Next Board Meeting: 26 October 2024

Respectfully submitted,  
William K. Thompson  
Secretary to the Board