

**Board of Directors Meeting  
June 15, 2024**

**Minutes**

**Present:**

Sonya Hale, President  
Keith Cagle, Vice-President (on the phone)  
Charles Holman, Treasurer  
William Thompson, Secretary (on the phone)  
Patrick Coates, Board Member  
Greg Lohman, Board Member  
Johnny Uracca, Board Member

The meeting was convened at 9:00 a.m. by President Hale, asking members to join in the Pledge of Allegiance. She reminded members about the code of conduct; speaker forms and muting phones for those who called into the meeting.

With the absence of Mr. Thompson, President Hale appointed Beth Patterson to record minutes of the meeting.

Patrick Coates made a motion to amend the meeting agenda to include item to appoint new Board President. Johnny Uracca seconded the motion. Greg Lohman, Charles Holman, Johnny Urraca and Patrick Coates were in favor of the motion. William Thompson and Keith Cagle voted against the motion. Motion carried.

**April Board Meeting Minutes:** President Hale made the motion to approve the April Board meeting minutes, Greg Lohman seconded the motion; motion carried.

**Treasurer's Report:** Treasurer Holman provided highlights of the YTD Budget Comparison with Annual Budget for 04/01/23-03/31/24:

- Total revenue for the restaurant was underbudget by \$2,696.
- Total income was \$204,428 over budgeted amount.
- Total expenses were over budgeted amount by \$19,704 due to repairs of the cabana and the reopening of the pool.
- Total cash on hand was reported as \$1,472,000 compared to last year's income of \$1,337,000.
- Total amount for liabilities was \$2,213 over budgeted amount due to collection of back dues.
- Reserve fund over \$217,983 budgeted amount.

Mr. Holman made the motion to accept budget report, Patrick seconded the motion. All voted to approve the motion, except for Mr. Cagle who voted to oppose the motion.

Treasurer Holman provided highlights of Annual Budget for 04/01/23-03/31/24 to the YTD Budget 04/23-03/24:

- Operating expenses for the restaurant were \$6,987. under budget.

- Cost of goods for the restaurant was \$2,800 over budget.
- Total revenue for the restaurant was \$24 under budget.

Mr. Holman made the motion to approve the budget report, Mr. Coates seconded the motion. All voted to approve the motion, except for Mr. Cagle who voted to oppose the motion.

For a complete review of the budget report, go to [www.foxwoodhills.net](http://www.foxwoodhills.net).

**Manager's Report:** Jay Graves, Interim General Manager gave highlights of ongoing work.

- Need to fix several tiles that fell off in the pool.
- Baby pool has several leaks which will need to be fixed before reopening.
- Plumbing in the Clubhouse needs to be addressed again, the first contractor did not complete the job.
- Two more coats of paint was completed downstairs.
- Getting quotes for a new roof and AC unit.
- Destiny Underwood has been hired part-time for the office.
- Nate Isner resigned – position will be refilled.

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

- 38 new permits since April
- 123 open permits
- 14 stop orders
- 9 pending applications
- 9 permits extended
- Variances – board member must sign off on permit.

**Beautification** (Johnny Urraca, Board Liaison):

- Front entrance has been cleared of weeds.
- Clean-up project at Kinston was a tremendous success.

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

**Communications**

- 2<sup>nd</sup> Member Survey on Communications Effort to be available to members.
- Maria Stamey developed flyers for L&M Waste; Huth Enterprises for assistance with Kinston Clean-up.
- Ms. Stamey also developed information for GM recruitment – placed on LinkedIn and shared with Chamber – will go out to over 700 Chamber members.
- Revised ACC Guidelines sent to Keith Cagle, ACC Board Liaison. A meeting needs to be scheduled to finalize.

**Marketing**

- Received the FWH folder, brochure, post card and comment cards.

- Maria Stamey worked with Tim and Keith Litcofsky, General Manager to revamp the menu. Not sure of status.
- FWH ad included in the summer edition of Lake Living Magazine.
- Renewed membership with the Chamber.

**Neighborhood Watch:** (Van West, Chair)

Report not provided.

**Roads:** (Greg Lohman, Board Liaison)

- To date, \$400K has been spent on roads.

**Social** (Sandy Delaney and Kellye Rembert, Co-Chairs)

- Trivia has gained popularity.
- Bingo has between 40-50 members attending.
- June 29<sup>th</sup>: celebrating July 4<sup>th</sup> with live music, golf cart parade, cornhole tournament, hot dogs, and hamburgers.

**Legal Update:** (Sonya Hale)

Chris Pierce has sued FWH twice, the first suit is requesting member's personal information – a date has not been set yet. The second suit has requested reduced POA dues.

Ms. Hale distributed attorney's opinion on the handling of foreclosures. Discussion followed regarding Mr. Lohman and Mr. Coate's purchase of POA property and perceived conflict of interest. Sonya Hale made the motion to have a resolution drafted that a Director, FWH employee and immediate family or registered agent of any corporation cannot buy property, Greg Lohman seconded, motion carried.

**New Business:** (Patrick Coates)

- Mr. Coates reminded Board members of a previous discussion about making Security the administrator of Foxwatch, yet action had not been taken. Mr. Coates made the motion that Jeffrey Carroll chair the committee and report to the Board Liaison, Mr. Urraca seconded. Motion carried. Mr. Coates will notify Van West.
- Mr. Coates made the motion to appoint a different president to the Board, Mr. Urraca seconded the motion. When it was open for discussion, Ms. Hale allowed members to share comments. After much discussion, the motion was withdrawn.

**Open Forum:**

It was recommended that the batteries in the microphones be changed before each meeting.

It was also recommended that a list of foreclosures could be posted on the secure portal of our website.

Meeting adjourned at 11:10 a.m.

Board went into Executive Session

