

**Foxwood Hills Property Owners Association
Board of Directors
December 7, 2024**

PRESENT:

Sonya Hale, President

Keith Cagle, Vice President

Charles Holman, Treasurer

William K. Thompson, Secretary

Patrick Coates, Board Member

Greg Lohman, Board Member- Absent

Johnny Urraca, Board Member

The meeting was called to order at 9:00 a.m. by President Hale, the members joined in the Pledge of Allegiance. A moment of silence was called to honor and in remembrance of Pearl Harbor Day. Hale reminded the members present about the code of conduct. Community members not attending but listening via a phone are asked to mute their phones.

MINUTES OF THE LAST MEETING -Secretary Thompson

Thompson made a motion to approve the minutes as written based on the earlier approval of the Board. Coates seconded; motion carried.

Treasurers Report – Charles Holman

Holman started his report with the Roads, currently spent, \$256,026. We sent out a big check last month. Our Cap X fund is \$231,480. Our total bank is \$1,354,934. That is \$120,000 more than last year. Our Revenue for the month was \$15,946, that brings us Year to date, (YTD) \$102,000. That is more than \$25,000 more than the proposed budget.

The total revenue for the Restaurant in October was \$8,791. Bring the YTD operating expense to \$130,272, that is \$23,000 better than expected.

Restaurant operating expense in October was \$12,010, which brought the month to minus \$\$3,005. Compared to last year is good. We lost \$6,700 last year for the same period. We are on budget for the Restaurant for the year.

Land Sales amount to \$6,500. Payroll for October \$8,200 compared to a projected budget of \$9,100. That is low compared to the budget, since we do

not have a Chef. We have ads out for a Chef, if anyone knows of anyone who would be interested, please let us know.

Repairs and Maintenance was \$11,369 over budget by \$3,000, chalk that up to the hurricane clean up.

Reserve Income for October was \$14,196 compared to a proposed budget of \$10,000. That is my report.

For this Board meeting copies of the Financials for the month were not on the tables at the back of the room. Hale and Mark Pendleton apologized for the miscue. Holman made a motion to approve the financial, Hale seconded, motion passed.

MANAGERS REPORT – Mark Pendleton – General Manager

Started his report with the Kiddie Pool, brought in a company called Whole Leak Solutions. The owner of the Company reviewed the pool and said the surface of the pool is delaminating. That a problem, because it was applied to a painted surface. The Company made a new bid for Board approval, the cost for renovation is \$21,775. It is a big job and we are continuing to seek out a provider.

We are seeking alternatives, Greg Taylor, Great Southern Recreation gave us a bid for installing a splash pad where the Kiddie pool currently exists.

- We brought in Jamie Smith, a contractor who removed large trees and debris left over from the hurricane. He has surveyed the Community and found areas that still need to be cleaned up. GM will inform the Board which areas are outstanding and his recommendation for completing the work.
 - The old heating and cooling units were removed from the Lodge roof and the new units installed on November 25. The new roof was put on as well. The only part of project to finish was the flashing around one of the units.
 - Just this week we found out the condenser unit at Kinston Comfort Station was not working. Unfortunately, it cannot be repaired, we have received a bid of \$8,000 for a replacement.
 - New water filtration housing for ice maker in the bar was replaced.
 - Electrical box at the Convenience lot will be moved for better access.
- Electrical contractor visited the outdated electrical panel in the basement and will give a bid for replacement and installation of a generator.

Security

- Jeffrey Carroll has been promoted to Captain after receiving approval from SLED to carry a firearm.

Joseph Crooks was hired as a part-time security officer; he will work weekends and night shifts.

We are continuing to recruit a full-time security officer who will work weekend nights. As a general reminder, please keep all pets on your property restrained by South Carolina state law.

•Restaurant & Bar

Two Kitchen Managers/Chef candidates were offered the position, one found another job and did not start, the other failed to show up for the first day of work. The GM has since interviewed another candidate, Sherry Dukeman will do a second interview next week.

•Office Updates

Kelli Ross is our new Office Assistant. She was originally hired to work in the bar, but due to an ankle injury she is working in the Office. She also helps in the kitchen.

Owners, please update your contact information if there has been a change to your address, email, or phone.

Important reminder: Ballots for the annual meeting will be mailed out no later than January 29th. So please ensure that we have the correct information before the mailing.

The GM is researching on behalf of the Board options for providing some sort of health care benefit coverage for employees.

Committee Reports:

Roads Committee n- Russ Dukeman - Chair

We are wrapping up this year's work. Some small paving projects as well as some rock and drainage work allowing lot owners access for building projects have recently been completed on Deerwood and Tiger. We finished a major project on Sweet Gum and the hill on Tiger that I discussed at an earlier Board meeting.

Nominations Committee – Casey Poague – Judy Cooper – Co-Chairs

We have two positions opening on the Board at the next annual meeting to be held on March 15, 2025. Any applications for those positions must be in by December 20th. We have received four applications so far, anyone else who is interested, please pick up an application and return it to the Office.

Architectural Control Committee = Casey Poague - Chair

Since the last Board meeting in October, we have had 21 new permits; seven new construction/remodel, two mobile home/RV placements, seven carports/shed and five others (tree removal, driveway, retaining walls).

We currently have 145 open permits. Of those 19 are over two years old, 32 over one year old. In the last 24 months we have had 194 open permits, I am working slowly to get them closed, it just takes time to contact the right person.

Pending permits: We currently have 15 stop orders, most of those are Reality Homes, I would like some input from the Board, Reality Homes is in bankruptcy and nowhere to be found.

Also in this category are 14 applications pending due to needed documents. We continue to receive inquiries about building guidelines from potential purchasers of lots.

Updates and Objectives for ACC

- Continue to verify that allowing 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. Five permits extended, 14 closed.
- Updating sections to find what lots have improvements on the, about a third completed.

Any questions from the Board about the guidelines I have given you that Beth Patterson and I have worked on? I updated anywhere that it says mobile home, I updated it to manufactured homes.

Beautification – Alison Holman – Chair

Alison is not present – Charles Holman will read her report. Alison has been working on a quilt square, hand painted, its big, eight by eight. She was thinking of putting it up close to the Security Office. She should have an update by the next Board Meeting in January.

Communications and Marketing – Beth Patterson – Chair

Maria Stamey is filling in for the absent Ms. Patterson.

Communications

Developed and Eblasted quarterly newsletter, Association Update, after October Board meeting. Will develop this year's final newsletter following December Board meeting.

Developed 25 flyers since the last meeting, nearly double the number we had with just event flyers.

There are 810 members signed up to receive eblasts with a 44% open rate.

We have taken on a different responsibility, we are making last-minute menu changes, employment flyers, so we have expanded our role. We publish that information on our Facebook page along with sending out the flyers.

Marketing

Initiated discussion with GM about getting lot numbers placed on priority lots to sell. This would be in conjunction with hosting an open house for realtors and businesses.

The members need to make sure the Office has all the correct information to receive the Eblasts. The Annual Meeting mailing notice will have a note for everyone to make sure to sign up to receive communications from the POA.

We will be doing a "Get Out to Vote" before that annual mailing.

It was discussed that Good Management is not sending out Welcome Packets to everyone. It should not make any difference if you buy one lot or 10, each new owner should receive a packet. Good Management checks the deeds every two weeks, they get their information from the deeds. Most new owners do not come to the Office and sign up.

Neighborhood Watch - Muffy Chase – Chair

Captain Jeffery Carroll will report for the Neighborhood Watch program.

Carroll said he has been trying to share as much as possible on the new Facebook page. But there are a few pages to work with, I would like to centralize the different sections, it would make it easier for Security to check and get to the problems quicker.

Right now, my time has been taken up with training the new Officer on traffic enforcement and the animal problems we have in the Community. The complaints are coming from school bus drivers of dogs lying in the street and will not move when the vehicle approaches, also dogs chasing cars. So, keep

your animal on your own property, not running loose. Just a note, we do courtesy property checks, in town or out of town, we check doors and windows to make sure everything is safe and secure.

Social Committee – Sandy DeLaney – Deb Wiwczar – Co-Chairs

President Hale noted that Ms. DeLaney is absent today, but left her report, Hale said she would read it.

Bingo continues to be well attended with most nights attended 40 to 60 people.

Boo-On-Main, downtown Westminster held Halloween afternoon, and Foxwood Hills was represented by Bill and Casey Poague. Bill played the role of an Arizona Ranger and would pose for photos with several admiring children. Thanks to both Pogues, and to Jim Sample for setting up the FWH event tent.

Trivia held monthly in the Foxfire Bar seems to be the best entertainment for a winter Thursday night. Prizes are \$15, \$10 and \$5 of the top three winners tabs. Subject suggestions are welcome.

Foxgiving was a remarkable success this year, with around 50 members enjoying a holiday meal in the dining room. Thanks to everyone who shared their favorite holiday sides, and for the great company. We hope that Foxgiving 2025 will be even bigger.

Our Lodge dining room and foyer have been beautifully decorated by Mike and Deb Wiwczar, Debbie Morgan and their “Elf Helpers”.

The Christmas season was officially held December 4th with hot chocolate stands and holiday cookies.

Voting for the Christmas Tree Decorating Contest has begun, and please take a few minutes to view the trees and vote. Votes will be counted, and the winner will be announced during the Christmas party on December 14th.

The Foxwood Hills Christmas Party will be held on Saturday, December 14th.

Dinner will be served starting at 5:00 P.M. until 6:45 P.M. Reservations can be made by calling the office. We will play “Dirty Santa” as the gift exchange, for those willing to take part please bring a wrapped gift. Live music will be provided by New Direction from 8:00 P.M. to 10:00 P.M.

Our News Year’s Eve Party will be held in the Lodge dining room from 8:00 P.M. to 12:00 A.M. concluding after toasting the New Year with a glass of champagne. Music will be provided by Bill and Casey Poague, a buffet will be provided for \$24.95 from 6:00 P.M. to 8:00 P.M.

Plans are underway to host a Sip and Paint with Canace Crowe, with a winter theme. Time and date to be announced later.

New Business:

President Hale said no New Business was brought before the Board.

Old Business:

Dan Delano spoke at the upcoming presentation of the new By-Laws scheduled for mid-February. Delano explained the thought process in putting together a slide presentation to be held with two Town Hall meetings, scheduled for a Friday evening and Saturday morning dates and time to be approved by the Board.

Open Forum for Members:

Bill Poague voiced his opinion concerning the way the Treasurers report is read with the profit and loss statements.

Kelley Rembert asked if anything has been done about the letter signed by her neighbors concerning an individual currently incarcerated and the eviction notice from the property he lives in. The GM will follow up and report to the Board.

Matt Martinez asked if we could hire a part-time person for the Office to compare information between Good Management and what the Office has on file. He believes that the cost would be offset in better collections by 3 or 4 percent. Verifying the information will clean up a lot of mistakes.

Marsha Duvall requested a future date for an Oconee Chamber "After Hours" event. The Board will coordinate with Beth Patterson.

Dawn Markelon lives in the Rapidin Section said she is fed up with the garbage that clutters up the streets. Wants to know what can be done to clean up the mess. GM will get with Maintenance.

Jill William wanted to know why collections are not publicized. Holman said that is not public information. Recently the Association foreclosure on 900 lots in arrears, This foreclosure produced 300 collections that have paid. We are currently at a 78% collection rate. Monterey. our collection agency, since 2022 has collected around \$620,000.

Casey Poague asked the Board why we are paying a collection agency to do our collections.

The Board responded that three invoices are sent out before its turned over to the collection agency, so the individual in areas has three chances to pay before they go to the collection agency. Once its turned over to the collection agency, its out of hands. There is a difference between Good Management and Monterey, which is owned by a debtor.

We have people who come into the Office saying they paid the past due owed. Good Management says one thing and Monterey says another amount. We need to coordinate with these two to straighten this out.

Meeting adjourned at 10:16 A.M.

Next Board Meeting January 18, 2025

Respectfully submitted.

William K. Thompson, Secretary to the Board