

Fox Ridge Community Board Meeting Minutes

February 19, 2019 6:30pm at Berwick town hall conference room

Attendees:

Rob Richard- President

Kay Cichon- Treasurer- *via phone*

Lisa Chase- Alternate

Alexander Haraczka- Alternate

Melanie Stinehour- Secretary

Steve Miller- Maguire Management

Board members not in attendance: none

Meeting was called to order at 6:35pm

Board positions were determined: (all members stayed in current positions) Welcomed Alexander Haraczka to the board

President- *Rob Ricard* motion by Melanie 2nd by Alexander all in favor 5-0

Treasurer- *Kay Cichon* motion by Melanie 2nd by Rob all in favor 5-0

Secretary- *Melanie Stinehour* motion by Alexander 2nd by Rob all in favor 5-0

Alternates- *Lisa Chase* and *Alexander Haraczka*

Financial review: January 2019 financials were reviewed. It reflected a gross profit of \$9125.28 (\$1000 of which were late fees), total expenses were \$3594.69, resulting of a net income of \$5530.59.

The board also reviewed the Aging Summary.

We will also be on the lookout for the Attorney credit \$365.14 for legal services.

New Business:

Electric service to 51 Silvertail & 53 Silvertail:

Both houses had "half power" due to buried electric lines which weren't the correct type to be underground and were buried with no conduit. Electrician wired a temporary overhead wire. CMP will have to work with electrician to fix as soon as the ground is thawed enough, potentially mid to late April. 51's wire might have to go under driveway- 53's we are not sure. This will be a capital project. Steve will get quotes Durrell Paving and Maldini Electric. All of this will also be coordinated with CMP as in past cases.

2019 project needs/ideas:

Due to 2018's paving project, 3 driveways apron's were cut on Lynx Lane extension. Steve will get a quote for fixing driveway aprons and paving the dirt end of Lynx Lane. It might be necessary to crack seal driveways to the new road.

It was brought up that we could pave the Silver Tail/Bobcat parking area at the same time as Lynx to save money. Steve will get a quote for 4 parking spaces to be paved. We will also need to loam and seed around the spaces to avoid cracks. It was questioned if this would be a capital expense. We will make a decision based on quotes. We may have to have a special meeting or wait until the annual meeting depending on the cost.

Board determined the priorities based on budget to be:

- 1) Electric issues
- 2) Lynx driveway aprons
- 3) Lynx paving
- 4) Bobcat/Silver Tail parking

Number of rental units allowed: There is nothing in the bylaws, and limiting renters would require a bylaw change. It is not legal to have rules only for renters. Steve brought to our attention that FHA loan approval is based on delinquencies, reserves, and rental ratio (15-50%). One goal would be to identify current renters and accumulate rules.

Plowing feedback: There was a bit of damage, grass that was dug up. That will be fixed in the spring. There hasn't been very much snow this year and no major complaints.

Sand barrel at Silvertail entrance: The barrel at Fox Ridge was taken, stand is still there. Steve will have Dustin take the barrel from Silver Tail. Rob volunteered to get rid of stands.

Attorney review of Association rules: We already sent an email to Sanford indicating we do not want the rules reviewed at this time.

Steve noted that the pole light by Silver Tail/Bobcat parking was fixed.

Next Quarterly Meeting (April):

Rescheduled to **April 23rd at 5:00pm** at the town hall, Melanie will book a room.

Meeting was adjourned 8:15pm

Minutes recorded 2/19/19 by Melanie Stinehour, secretary