

Fox Ridge Community Board Meeting Minutes

April 23, 2019 5:00pm at Berwick town hall conference room

Attendees:

Kay Cichon- Treasurer- *via phone*

Lisa Chase- Alternate

Alexander Haraczka- Alternate

Melanie Stinehour- Secretary

Steve Miller- Maguire Management

Board members not in attendance:

Rob Richard- President

Meeting was called to order at 5:09pm by Lisa.

Meeting minutes: Going forward, the secretary will submit the minutes to Steve and the board for approval, then once approved, Steve will broadcast the minutes to homeowners via email as well as having them posted to the website. www.foxridgeonline.org

Motion was made by Alexander to broadcast minutes, seconded by Lisa, and carried 4-0.

Financials: The board reviewed the financials for March 2019. There is an ongoing legal pursuit for collections from 7 homeowners for large past due amounts. ***As a general reminder, quarterly dues are to be paid (not postmarked) before the end of the month in which they are due to avoid late fees.***

Motion was made by Alexander to approve financials, seconded by Melanie, carried 4-0.

Electric service to 51 Silvertail & 53 Silvertail: Scheduled to be done on May 13 and May 14. Maldini Electric will coordinate with CMP and Durell Paving will coordinate with Dig Safe. Steve will send an email to all homeowners that may be affected by temporary loss of power. This project will cost roughly \$6000 to be taken from reserves.

2019 Paving bids (Lynx Lane and Silvertail parking)

Estimates to fix 4 cut driveway aprons and pave end of Lynx Lane to include large drop off at end and uplifted catch basin:

Coastal Paving: \$8500

Durell Paving: \$10,000

Libby Scott will be providing a third bid

Silvertail parking:

Estimates to pave the parking area on Silvertail Rd:

Coastal Paving: \$5900

Durell Paving: \$4000

Libby Scott will provide a third bid

Board will wait for Libby Scott's bid to vote and decide about Lynx Lane. Board wishes to wait for annual meeting to get community approval or denial for paving parking area on Silvertail Rd.

Landscaping ETA: The landscaping contract for J&D Enterprise goes into effect May 1st. This will include a spring clean up and fixing areas that were damaged by the plow over the winter. They will also mulch and plant flowers at the Silvertail entrance. Clear guidelines were given by Steve as far as where to mow, including all common areas.

There was a complaint regarding outside appearances, in particular unmowed lawn and garbage in the yard. The board is going to evaluate the rules and/or consequences for our next meeting. We will be thinking of rules to add/delete and propose the new rules at the annual meeting.

Number of rental units allowed: Limiting the number of renters requires a change to the bylaws, which would require a meeting with 50% of homeowners in attendance and a majority vote to pass. **The board is concerned about rentals vs ownership because of difficulty getting FHA loans as well as selling homes. Having high renter ratios makes the neighborhood less desirable for buyers. FHA loan approval is based on delinquencies, reserves, and rental ratio (15-50%). Having high renter ratios can disqualify people seeking FHA loans.**

Next Quarterly Meeting (Aug): TBD

Meeting was adjourned at 6:55pm. Motion was made by Alexander, second by Lisa, carried 4-0.

Minutes recorded 4/23/19 by Melanie Stinehour, secretary