

## **Fox Ridge Community Board Meeting Minutes**

August 1, 2019 4:15pm at Berwick town hall conference room

### **Attendees:**

Rob Richard- President

Lisa Chase- Alternate

Alexander Haraczka- Alternate

Melanie Stinehour- Secretary

Steve Miller- Maguire Management

### **Board members not in attendance:**

Kay Cichon- Treasurer

Meeting was called to order at 4:15pm

**Rules** were discussed and revisions were made to include some rewording, permissions and a fine structure for violations. These will be broadcast when finalized.

**Financials:** The board reviewed the financials for June 2019. There is an ongoing legal pursuit for collections from 3 homeowners for large past due amounts. There are 4 delinquent accounts that will be pursued by management before being turned over to the attorney. ***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 Melanie to approve the financials, seconded by Alexander, carried 4-0.

**Electric service to 51 Silvertail and 53 Silvertail** was completed in one day which was less time than expected, therefore costing less to the association.

**Paving of Lynx Lane Extension** will be completed either in late August or early September.

**Lynx Lane clean up of junk pile and trailer** was completed in June. The area looks great and there has been positive feedback from the community. There can now be parking on the extension and residents are welcome to enjoy the common land where the trailer resided.

**Resident concern of erosion of common land behind 20 Bobcat** was looked at by management and 2 board members. One board member who is a civil engineer, looked at the land on 3 different occasions, 2 dry and one following a rain storm. All options were discussed and it was determined that it was a particularly rainy spring and this is how the topography has always been.

**Annual Meeting** 3 positions will be up for election: one 1 year and two 2 year positions: Alexander plans on rerunning. Lisa does not. Kay has resigned. Topics for discussion were determined.

- Formalizing parking: ?paving for Silvertail/Bobcat area ?paving Lynx Ext parking area
- Receivables
- Reserves
- Assessment
- Rules
- Condo fees due dates, late fees and fines for rule violations
- Feedback on landscaping and plowing

**Schedule Annual Meeting** Wednesday September 25, 2019 6:30pm

Meeting adjourned at 6:00pm. Motion was made by Alexander seconded by Melanie, carried 4-0.

Minutes recorded 8/1/19 by Melanie Stinehour, secretary.