

Meeting Minutes  
Fox Ridge Condo Board  
21 July 2020

**Meeting held via Zoom Video Conference**

<b>Attending:</b>	<b>Position</b>
Fredric Gluck	Secretary
Melanie Stinehour	Alternate
Lisa Chase	President
Rob Richard	Alternate
Steve Miller	Maguire Management
<b>Not attending:</b>	
Phil Jenks	Alternate

**Note: since last meeting:**

- Alexander Haraczka has resigned his position on the board
- Phil Jenks has joined the board as an alternate. (technical issues prevented him from connecting to this meeting)

**Meeting called to order at 4:30pm by Lisa Chase**

Review of Minutes from Last Meeting (2020-05-28)

- Minutes not available. Approval will be obtained by email and noted here.

Financial Review -- Steve Miller

- Steve reviewed points from financial report distributed via email to the board before meeting
- Steve is optimistic that additional fees from Owner2 may come in from sale.
- Negative cash flow. We are spending a lot of money we would not normally spend on legal fees as we seek to recover overdue condo fees. Operating account has been borrowing from reserves.
- We are staying on budget with all line items except legal expenses.
- Reserve account discussion.

- Steve recommended that we start some serious conversations about additional fees or assessments because we are running in the red each quarter. Most of the expenses are legal with four significantly past due balances.
- The discussion would be around three options:
  - Do we implement an increase in fees?
  - Do we implement an assessment on each property?
  - Do we do nothing?
- We need to evaluate if we continue to work with attorneys and generate expenses or stop any ongoing activity to collect overdue fees
  - Question from Lisa to Board-- do we want to continue to have the attorney file suit on an owner in bankruptcy or do we want to proceed with in house collection efforts? At this point, we are going to follow the Bankruptcy payments and reevaluate at a later date. Lisa will ask the attorney to close the case. Steve will work on collection and we will rely on the court order of the Bankruptcy.
- Discussion of how to present these options at the upcoming annual meeting.
  - Major factors of our financial position -- three people behind in payments, increased legal costs etc.
  - Lack of operating funds is preventing us from doing things such as maintaining the common land (dead trees etc).
    - Board is interested in cleaning up common land (downed trees etc) but due to finances, it is difficult to do.

#### **Motion made to accept financial report**

- Made by Melany S.
- Seconded by Fred.
- Approved by all

#### **Overview of Ongoing Legal Activities:**

The pandemic has slowed down issuing of court proceedings.

- **Owner1:** Proceeding through bankruptcy process. Required payments as ordered by court are being made.
- **Owner2:** still dealing with closing of homes foreclosure. We are optimistic that we will get at least partial amount owed.
- **Owner3:** We are waiting on the courts for the next action.
- **Owner4:** We are waiting on the courts for the next action. Expecting this case to be reviewed by the Judge on 7/28/20. Attorney will be following up shortly after. The board will investigate what options we have if ownership returns to the association for non-payment of dues.

- This topic may be a possible conversation at the annual meeting
- In general, the board is not enthusiastic about having to spend additional money on this situation.

## Update on Tree Work

As requested, CMP completed tree work to clear power lines. This was done at no cost to the Association.

- Additional “non CMP” work will be targeted for mid fall. This work will be focused on clearing the culvert behind Bobcat and ensure that the culvert is not blocked by debris.
- The board will investigate how best to do this and if a “neighborhood volunteer” effort could be put together. Annual meeting discussion.

## Miscellaneous Items

### **Property ownership and maintenance responsibility.**

- Steve presented several complaints from a rental property. We asked Steve to do a follow up on the ownership of the property. These complaints have been ongoing.

### **8 Lynx Lane will be building a house over the next few weeks.**

- Steve will be contacting the owner to review the building status and report back to the board.

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### **Discussion to determine if any other residents have come to us with questions:**

- Rob - NO
- Lisa - NO
- Fredric - NO
- Steve - has not heard from other people re fencing or garages

### **Planning For 2020 Annual Meeting:**

- Discussion about how and where to have the annual meeting given Covid situation.
  - Discussed:
    - Possibility of having it in town hall gym
    - Facebook live with a moderator taking and asking questions.
  - Steve is saying that most of his annual meetings are planning Zoom.
  - Onsite outside during the week.
    - Suggest that we do a possible survey monkey to determine if people want Facebook or Zoom for the annual meeting.
  - The board decided that we would set September 22 at 5:00pm for the meeting rain date September 23 at 5pm
  - The meeting will take place outside at Silvertail and Bobcat parking area.
  - Steve will draft an invitation to go out by Labor Day.

- The board discussed that we will have to meet again to discuss topics and how / who will present at meeting.
- Next meeting: Thursday August 20th 4:30

### **Real Estate Transactions**

- 17 Bobcat closed today - Austin Swart (buyer)

### Adjournment

#### Motion to adjourn meeting

- Made by Fredric Gluck
- Seconded by Melany S.
- Meeting adjourned 6:08pm