

ANNUAL MEMBER MEETING MINUTES

Date: November 15, 2021

Time: 6:30pm

Facilitator: Jane McCormick

In Attendance

All five (5) Board Members (Jane McCormick, President | John Lehman, Vice President | Josh Jackels, Treasurer | Dave Schoepel, Secretary | Daniel Susdorf, Property Management) including Association Members representing 17 of 55 lots.

Meeting presentation and these meeting minutes have been posted on the Association website here: <https://golfvillagefoxcrossing.com/meetings/annual-meeting-minutes-15-nov-2021/>

Welcome and Introductions

- Board and Association Member introductions were made.
- Voting was conducted prior to the meeting via the Association website using an on-line ballot. Members were required to register on the site to submit their votes. A total of 36 members had registered accounts prior to this year's meeting.

Budget Review

- **Pond Update** – Dan Susdorf (Property Manager) provided a background on the Trevino water retention pond which represents 75% of the Associations annual operation and maintenance spending. All the properties in the subdivision are dependent on/benefit from having their stormwater and sump-pumps draining into the pond. Controlling algae growth (aerators, fountain, water level) is necessary to keep the pond from filling up with sediment over time as well as ensuring its aesthetic for the neighborhood. Key discussion points:
 - The maintenance contract with Lake and Pond is in its second of three years. A bid conducted with two additional local companies validated that pricing is competitive.
 - The aerator system is 30 years old, failing and will be replaced at a cost estimated at \$2,500.
 - The primary purpose of the pond is storm water retention; it is not intended for recreational use. While the pond is maintained by the Association, the land underneath is owned by the properties directly surrounding the pond; subsequently physical access to the pond by anyone else requires permission from one of those property owners.
- **Financial Update – Annual Dues Increase** - Josh Jackels (Treasurer) reviewed the 2021-2022 budget. While we have been able to hold our operating expenses flat for the past two years, they have exceeded our income from annual dues and have been covering the shortfall using cash reserved for maintenance of the common areas. Additional details can be found in the meeting presentation posted the web site along with these meeting minutes.

To fund planned maintenance of the pond aerator system (2021-2022) and replacement of the pond fountain (2025) the Board has authorized an annual dues increase to cover operating expense shortfalls and build cash reserves back.

For 2022, the annual dues will increase from \$200 to \$250 for lots on the pond and \$130 to \$170 for lots off the pond.

Voting Results

The details of the voting results can be found on the Association website and links below.

- **Board Member Election** – There were four (4) nominees for the three (3) open Board positions.
 - This year’s election was conducted via the Association’s website using an on-line ballot; the results can be viewed here: <https://golfvillagefoxcrossing.com/2021-board-of-directors-ballot/>
 - A total of twenty-one (21) ballots (one-per lot) were submitted.
 - The top three nominees Dave Schoepel (20), Jane McCormick (17) and Josh Jackels (15) were re-elected to the Board. Lee Reibold (11) was fourth in the voting.
 - The Board thanked all nominees for their interest in serving on the Board.
 - There will be additional opportunities to serve on the Board with two (2) board positions expiring next year.
- **Proposed Covenant Changes** – Fourteen (14) covenant changes are being proposed with 20/55 (36%) members voting.
 - The results can be viewed here: <https://golfvillagefoxcrossing.com/2021-proposed-covenant-changes-voting-results/>
 - The 75% of members quorum requirement in the covenant to make changes was not met.
 - Given the distribution of yes votes on most of the proposed changes, it is likely that most of the changes would have been approved if a quorum could be established.
 - Discussion around how to increase participation by the Association members to meet the quorum requirement included a door-to-door campaign, calling a special meeting and/or the use of a special ballot. The Board will consider options and decide next steps.

New Business & Open Discussion

Q: If changes are made to covenants, will the changes be re-applied to existing properties?

A: No, anything existing prior to the changes would be considered grandfathered in.

Q: To reduce lawn care costs, have you considered letting one of the property owners mow the common areas?

A: Yes, the common areas are not graded, the rough terrain makes it difficult to mow without special equipment. We routinely bid the service to ensure costs are competitive.

Next Meeting

TBD (Nov 2022 | 6:30pm, Location TBD)

Motion to adjourn was made at 7:32 p.m. and was passed unanimously.