

# ANNUAL MEMBER MEETING MINUTES

Date: November 17, 2022

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 12 of 55 lots.

Meeting presentation and these meeting minutes have been posted on the Association website here: <https://golfvillagefoxcrossing.com/meetings/annual-meeting-minutes-17-nov-2022/>

## 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 49 members had registered accounts prior to this year's meeting.
- Jane McCormick (President) walked through an overview of the Property Owners Association's key responsibilities for any new members attending this year's the annual meeting. Details can be found in the slide deck, as well as the by-laws and covenants posted on the website.

## Budget Review

- **Pond Update** – Dan Susdorf (Property Manager) provided a background on the Trevino water retention pond which represents 77% 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:
  - Looking for additional opportunities to reduce the costs associated with the pond.
    - By re-aligning the aerators, we were able to increase the efficiency of the entire system and reduce pond treatment costs by 5%.
    - The next large expense will be related to replacing the fountain. The homeowners adjacent to the pond will be asked to provide feedback on keeping the fountain and willingness to fund the replacement.
  - Dan reiterated that 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** – Josh Jackels (Treasurer) reviewed the 2022-2023 budget. While we have been able to hold operating expenses nearly flat, this year’s 8% annual inflation rate has impacted our ability to build back our cash reserves. Additional details can be found in the meeting presentation posted the web site along with these meeting minutes.

While the board has decided not to increase the annual dues for 2023, members should expect an increase in 2024 if we cannot find additional options to reduce pond related costs.

**Q:** Mike Martin – Expressed concern regarding association members liability for our on-site contractors.

**A:** The board requires all contractors to carry up-to-date insurance and includes this requirement in all contracts for services.

**Q:** Mike Martin – Suggested the Association look into the impact of a non-member bringing a lawsuit against the Association and its members.

**A:** The Association has investigated these scenarios in the past, consulted with legal experts, but has not prepared an official position on how this would be handled. The Board will take this as an action item to further research and present its findings to the members.

## Voting Results

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

- **Board Member Election** – There were five (5) nominees for the two (2) 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/2022-board-of-directors-ballot/>
  - A total of thirty (30) ballots (one-per lot) were submitted.
  - The top two nominees John Lehman (23) and Dan Susdorf (20), both incumbents, were re-elected to the Board. Victoria Runner (9) was third, Derrick Hansen (4) and Jason Lund (4) were tied for 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 three (3) board positions expiring next year.
- **Proposed Covenant Changes** – Fourteen (14) covenant changes are being proposed with 18/55 (32%) members voting.
  - The results can be viewed here: <https://golfvillagefoxcrossing.com/2022-proposed-covenant-changes/>
  - 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:
    - With several new property owners since the last time feedback was gathered in 2021, it was suggested that new members provide additional feedback and gain a better understanding of the reasoning behind the proposed changes.
    - Increasing member engagement was talked about. The board proposed establishing a special committee to focus on this area. Members interested in volunteering to chair this committee or participate should contact any of the Board members.

## New Business & Open Discussion

**Q:** Jason Lund – If this is a Homeowners Association (HOA), are there documents I would have needed to sign when I purchased my house?

**A:** No, the by-laws state in Section 2: *“Ownership of a lot in the aforementioned subdivisions shall be a prerequisite to be a member of the Corporation. Should a lot be sold to a new owner, the new owner automatically becomes a member of the Corporation and the previous owner’s membership is terminated.”*

The realtor should have provided the prospective homeowner with a copy of the by-laws and covenants as part of the purchase process. We make every effort to make sure the realtor does this, but the Association has no way to guarantee they follow through.

## Next Meeting

TBD (Nov 2023 | 6:30pm, Location TBD)

Motion to adjourn was made at 7:26 p.m. and was passed unanimously.