

# ANNUAL MEMBER MEETING MINUTES

**Date:** November 14, 2024

**Time:** 6:30pm

**Facilitator:** John Lehman

## In Attendance

All five (5) Board Members (John Lehman, President | Mike Knoll, Vice President | Josh Jackels, Treasurer | Dave Schoepel, Secretary | Daniel Susdorf, Property Management) including Association Members representing 5 of 55 lots for a total of 10 lots.

Meeting presentation and these meeting minutes have been posted on the Association website here: <https://golfvillagefoxcrossing.com/meetings/annual-meeting-minutes-november-14-2024/>

## Welcome and Introductions

- Board and Association Member introductions were made.
- Board member 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 52 members had registered accounts prior to this year's meeting.
- John Lehman (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 continues to represent 77% of the Association's 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 fountain was replaced. This was funded (via a special assessment) by the property owners with lots adjacent to the pond at a cost of \$4,055.
  - Always looking for additional opportunities to reduce the costs associated with the pond.
  - 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 2024-2025 budget. We were able to keep costs flat through efficient pond management and contract negotiations with our service providers. Additional details can be found in the meeting presentation posted on the web site along with these meeting minutes.

We are on track to build up the cash reserve target by 2026. The annual dues will remain the same for 2025 at \$300 for lots on the pond and \$200 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 three (3) 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/2024-board-of-directors-ballot/>
  - A total of thirty (18) ballots (one-per lot) were submitted.
  - The top two nominees Dan Susdorf (17) and John Lehman (15) were (re)-elected to the Board. Victoria Runner (4) was third 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.

## Protective Covenant Updates

During the 2023 Annual meeting it was agreed to form a committee to review the Covenants. The committee formed in June (led by Jane McCormick) presented their findings including recommendations on what changes should be made, how to make those changes, and how to engage the members in voting for those changes.

- **Covenant Change Approach and Plan** – Details can be found in this meeting's presentation on slide 12. Additional discussion during this meeting included:
  - Agreement to vote on recommended changes in small chunks using the website on-line voting approach like the Board member voting. This will be anonymous.
  - The Committee will draft a message to be included in the annual billing describing the next steps and process for voting on the changes.

## Adjacent Property Development

Property owners including the Association were notified by the Fox Crossing Planning Commission of plans to build four (4) duplexes on the empty lot along American Drive adjacent to Golf Village lots.

Property owners and Board members attended several Planning Commission meetings to voice their concerns. Jane McCormick worked with Greg Ziegler (our elected official) to ensure the Association was represented in the final decision to turn down the developer's request.

## **New Business & Open Discussion**

**Q:** Mike Martin – Has the Board considered purchasing the open lot and have the Association own it so no further development can happen?

**A:** The lot is valued at over \$100,000. This would require each property owner to pay a share of that cost (~\$2,500) as well as ongoing maintenance and annual property taxes.

**D:** Continue to hold an annual block party. Board will set a date and “get the word out” with the website, email, and the Facebook page.

## **Next Meeting**

TBD (Nov 2025 | 6:30pm, Location TBD)

Motion to adjourn was made at 7:28 p.m. and was passed unanimously.