

ANNUAL MEMBER MEETING MINUTES

Date: November 13, 2025

Time: 6:30pm

Facilitator: John Lehman

In Attendance

Three (3) Board Members (John Lehman, President | Mike Knoll, Vice President | Dave Schoepel, Secretary) including Association Members representing 11 of 55 lots for a total of 14 lots.

Meeting presentation and these meeting minutes have been posted on the Association website here:
<https://golfvillagefoxcrossing.com/meetings/annual-meeting-minutes-november-13-2025/>

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 54 members had registered accounts prior to this year's meeting.
- John Lehman (President) and Dave Schoepel (Secretary) 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** – In Dan Susdorf's absence, Dave Schoepel (Secretary) provided a background on the Trevino water retention pond which continues to represent 74% of the Association's annual operation and maintenance spending. 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 in 2024. 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.
 - 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** – In Josh Jackels' absence, Dave Schoepel (Secretary) reviewed the 2025-2026 budget. We were able to keep costs within what had been forecasted for 2025, with costs rising 6-7% in three categories (Pond care, lawn care, everything else) and decreasing 13% for pond electricity. Favorable weather reduced the need to run the pond pump to maintain pond water levels. Additional details can be found in the meeting presentation posted on the website 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 2026 at \$300 for lots on the pond and \$200 for lots off the pond.

Discussion focused on how pond-related costs are allocated to annual dues for members on and off the pond. Pond-related costs are allocated based on property location, with lots adjacent to the pond covering a higher percentage of these expenses. This approach ensures that costs are distributed proportionately, reflecting the direct benefit received by properties bordering the pond. Members wishing to dig deeper into this allocation can schedule a separate meeting with the Board and share their ideas and suggestions for consideration.

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 two (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/2025-board-of-directors-ballot/>
 - A total of eighty-four (28 ballots) votes (one-ballot-per lot) were submitted.
 - The top three nominees Josh Jackels (24), Mike Knoll (24) and Tyler Lamensky (22) were elected to the Board. Victoria Runner (14) 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.

Protective Covenant Updates

During the last Annual meeting it was agreed to form a committee to review the Covenants. The committee 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:
 - Address the challenge of meeting the current 75% (super majority) of members needed to make a change by proposing a change to 51% (majority).
 - The Committee drafted a message to be included in the annual billing describing the next steps and process for voting on the changes.

- The voting instructions included a statement indicating that “a non-response will be recorded as a ‘Yes’ vote, signifying agreement with the proposed change.” This provision received significant opposition from members and was ultimately not used in the final vote tally. Members who did not submit a vote were instead recorded as abstaining.
- A vote was held using mail-in postcards. 73% of members participated (40 out of 55). Although enough members voted to meet the by-laws requirement for a quorum, only 38% voted “yes,” which did not reach the 75% approval needed to change the covenants.
- There is some confusion about how the 75% requirement should be interpreted, and further clarification is needed. As the rules are currently written, the 75% threshold is not just a quorum—it is a super majority, meaning at least 75% of all current property owners (by record) must agree to any change through a vote. The board will review this and provide clarification to members regarding the section titled “IX. Time Limit” in the covenants.

Adjacent Property Development

Property owners including the Association were notified in 2024 by the Fox Crossing Planning Commission of Gloss Construction’s plan to build four (4) duplexes on the empty lot along American Drive adjacent to Golf Village lots.

- **Status Update** – Gloss Construction modified their plan to build ten (10), age 55 “Plus” single-story homes on their lot instead of the four (4) duplexes.
 - Gloss Construction’s proposal to the Golf Village Board required the acceptance of two agreements: one to indemnify Fox Crossing against any flooding if the dry pond was filled and the lot elevation raised for new homes, and another to accept an easement for the overflow pipe. After review, the Board voted not to sign these agreements and communicated this decision to Gloss Construction.
 - Afterward, Gloss Construction has been working with Fox Crossing to remove the flooding indemnification requirement. If successful, will resubmit a proposal to the Board granting easement for the Associations overflow pipe in return for allowing Gloss to fill in part of the dry pond.

New Business & Open Discussion

The online meeting was scheduled to last one hour. However, because earlier agenda topics generated extended discussion, there was no remaining time to introduce or discuss new business. Members who wish to have the Board consider new business are encouraged to use the website’s contact form to submit their suggestions.

Next Meeting

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

On-line meeting ended promptly at 7:30pm.