

April 25, 2014

Faircloud HOA Annual Meeting Minutes

Date: Thursday, April 24, 2014; 6:00 p.m.

Place: Heritage Property Management Office

Attendance: **Board of Directors**
Cheryl Fields, Secretary – 661 Faircloud Way

Heritage Property Management (HPM)
David Caldwell, Owner
Debi Caldwell, Co-Owner

Home Owners
Ronald Fields – 661 Faircloud Way
Fred Fisher – 3012 F½ Road (Landlord)
Linda VanNoy - 672 30 Road
3 proxies (1 homeowner and 2 landlords)

Cheryl Fields called the meeting to order at 6:05 p.m. She introduced herself as the Secretary of the Faircloud HOA Board of Directors.

Homeowners signed an attendance sheet. As noted above, in addition to the three homeowners that were present, Debi Caldwell received three proxies.

Following the introduction of homeowners, there was a motion to approve the minutes of the 2013 Annual Meeting. The motion was seconded and carried (**M/S/C**).

A discussion was heard regarding the proposed 2014 budget. The main item was **Ground Maintenance**, which is under **Fixed Expenses**. These fees would take care maintaining the water retention pond and the RV lot. This expense was raised from \$1,000.00 to \$1,500.00. **M/S/C** to approve the proposed budget for 2014.

Items Discussed:

Old Business

1. **Repair RV lot fence.** A discussion was heard about repairing the RV lot's fence that has been damaged. Since there is \$1,500.00 in the budget for grounds maintenance, perhaps \$500.00 could be spent to fix half of the fence this year. The remaining part of the fence could be repaired in 2015. No motion was made regarding this item. A discussion was also heard on how to better secure the RV lot. Since the gate to the RV lot is not in good condition, it was suggested that a chain be purchased and a combination lock be attached to the chain. The combination would be given to those who use the RV lot, as well as the individual who maintains it.
M/S/C to ask Michael Martinez to purchase a chain and combination lock for the gate to the RV lot. The cost of the purchase will be taken out of the Grounds Maintenance portion of the budget.
2. **Graffiti on south and west side end of the RV lot's perimeter fence.** This has been removed.
3. **Water retention pond and RV lot maintenance.** Michael Martinez has been hired to maintain the water retention pond and the RV lot. Mr. Martinez lives next door to Ron and Cheryl Fields
4. **Result of past-due HOA dues letters sent on November 15, 2013.** There are 12 outstanding homeowners who have not paid their dues for a total of \$1,800.00. After six months, letters will be sent to homeowners who have not paid their dues. This will be done by Heritage around June 2014.

New Business

1. Increasing HOA dues. There will be no increase of dues for the 2014 year.
2. Resignation of Cheryl Fields as Secretary of Board of Directors. Cheryl turned in her letter of resignation to Debi Caldwell, which was effective at the end of this meeting. Cheryl has been a member of the Board of Directors for three years. She has served as Secretary for one year.
3. Nomination and election of Board of Directors. No nominations were heard; therefore, there is not Board of Directors for the Faircloud HOA. David Caldwell did state that it would be helpful if homeowners would stay in contact with Heritage. A discussion was heard about the possibility of electing officers during the year. If this occurs, a notice would be distributed to all homeowners of a special meeting to elect a Board of Directors. This could be done without going to Heritage.

Adjournment

With no further discussion being heard, Cheryl adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Cheryl D. Fields

Cheryl D. Fields, Outgoing Secretary