

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity College
Mitchell Road
September 22, 2005

I. Roll Call: Directors present: Bill Humphrey, Jay Demyan, Wendy Dong, Tim Gibson, Dick Swartzman, John Aubrey and David Jones and Hank Power. Ron Jackson was not in attendance. A quorum was established. Also present DeeDee Rodriguez with Melrose Management Group. President Bill Humphrey called meeting to order 6:30PM.

II. Affidavit of Notice: Meeting notice was mailed out fourteen days in advance and posted at both entrances on Monday, September 19, 2005.

III. Approval of Previous Minutes: Reading of Minutes of the BOD meeting held on August 25, 2005 was waived and minutes were unanimously approved via motion by Mr. Demyan, 2nd by Mr. Aubrey.

IV. Committee Reports:

a. Finance Committee: Finance Committee report given by Mr. Swartzman. The goal of the Committee is to not increase the HOA fees for 2006.

b. Safety and Security Report: Ms. Dong had nothing to report. The Board thanked her for all her efforts in the Special Assessment Security process.

c. Property Maintenance: Hank Power stated that the construction workers had shut off the water valve causing the Duck Slough entrance and back park to dry out. He was successful in turning the water back on and expressed a strong disappointment with Luke Brothrs response. DeeDee Rodriguez is obtaining bids to paint the Tarragon wall and Crossings entrance.

d. Welcoming and Communications Committee: Ron Jackson was not in attendance.

e. Modifications Committee: Tim Gibson submitted a thorough report, which is part of these meeting minutes.

f. Executive Committee: Mr. Demyan announced the Duck Slough traffic problems during school hours have been resolved.

g. Deed Restriction Committee: Mr. Latimer had nothing to report. Mr Humphrey advised that the \$1,000 fine levied by the Board against 2104 Edelweiss Loop had been collected by the Board's attorney.

V. Unfinished Business:

None

IV. New Business:

The Board appointed a nominating committee who will assist to fill the vacancies for the 2006 Board. They will have a report back to the Board by October 27, 2005. The new committee members are: Bill Braun, Cindy Peticka and Coleen Fontana.

Motion to file liens against 14 owners if payment not received by October 1, 2005. Motion unanimously carried.

Motion Mr.Demyan, 2nd Mr. Gibson to continue to maintain lots 236 and lot 237 to waters edge if not maintained by the owners and to bill owners for costs incurred. Motion unanimously carried.

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VIII. Homeowner Comments The floor was opened to member's questions and input.

There being no further business, Mr. Demyan motioned to adjourn, Mr. Power seconded, motion carried. The meeting was adjourned at 7:29 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM
Community Association Manager

Approved:

Ron Jackson,
Secretary