

Fox Den Homeowner's Association Annual Meeting

The annual meeting of the Fox Den Homeowner's Association was held Tuesday, March 3, 2015, at the Larkin Clubhouse with thirty different families represented. The meeting was opened by the President, Robert Spencer at 6:34 pm. Prior to the meeting a handout showing the agenda and financial report and another summarizing the work of the Social/Welcome Committee were distributed and referred to at the appropriate times during the meeting.

Bob began the meeting noting that at the conclusion of this annual meeting, Stephen Rosenburgh, President and CEO of US Developments would review plans for 2015 and answer questions. Bob also noted the passing of Bob Champe on January 25, and those present held a moment of silence in his memory.

Then Bob introduced the members of the present Board: Martha Hazelton, Vice-President; Dawn McGinn, Secretary-Treasurer; and Chris Borst, representative of US Development. The 2014 Minutes were read, and with no additions or corrections, a motion to approve was made by Martha Hazelton, and seconded by Connie Terll. The motion passed.

The committee reports began with the Neighborhood Watch Committee. Sandi Rabe, Chair, recognized the members of the committee by identifying the Block Captains and asking members to notify their closest Block Captain of any suspicious or malicious acts in the neighborhood. Then she introduced Officer Chan Austin who reiterated that suspicious acts should be reported by calling a non-emergency number (704-878-3046), and crimes in progress should be reported by calling 911. He distributed several pamphlets and booklets dealing with things neighbors can do to help prevent crimes, and noted in particular that people should be certain to lock their cars if they cannot park them in an enclosed garage.

The Beautification Committee headed by Lynn Noble began with a thank you to Blanche Cavata who had worked so hard in 2014. Lynn introduced Chris Campbell, a newly hired licensed professional landscaper. He described his monthly walk-throughs in the neighborhood to identify dead or dying plant specimens and a plan to switch from manual to dusk to dawn timers. With questions from the audience about irrigation systems, Chris explained how homeowners could prevent problems in the winter months and reviewed the City of Statesville's policy that irrigation systems should be checked every year. Lynn made an appeal to the homeowners to volunteer for the Beautification Committee with the goal of having a member from each street in Fox Den.

The Architectural Review-Covenant Bylaws Committee was represented by Larry Speelman because of the death of the former chair, Bob Champe. He introduced Gordon Carroll who has agreed to serve on the ARC committee for 2015. He noted that generally, people were in compliance. An issue of the placement of garbage cans has become more complicated with the addition of re-cycling containers as large as garbage cans. People were encouraged to hide the cans as much as possible. Larry reminded the audience that issues with dogs barking or animal nuisance in general is not ARC's responsibility and encouraged the neighborhood to report serious issues to Animal Control.

Connie Terll gave a thorough report on the Social and Welcoming Committee. Using her handout she reviewed the duties and accomplishments of this committee throughout 2014. She reminded everyone that the committee did not just plan seasonal events; they also provided a visit and welcoming packet of

information to new neighbors. Daryl Goodman and Bill Owen were both introduced as Fox Den's newest neighbors. Bob led everyone in a round of applause for Connie who is leaving the committee after having served as Chair for two years.

The Website Coordinator, Blake Jurgensen, gave an update on a new website that homeowners can use to find important information. Using www.foxdenhoa.org members can find a calendar of events, important announcements, written reports of the committees, samples of forms and documents, among other pertinent information relating to the neighborhood. By signing in with a password, members will be able to interact online with their neighbors. He also noted that the website serves as an opportunity for enticing prospective home buyers to the area, and eventually, it could be a revenue-producer for HOA by charging for advertising on the website. He brought a computer and volunteered to show anyone how the site works after the meeting.

The Financial Report of 2014 was provided to the members on a handout. Dawn and Bob answered questions from the homeowners on several items including the increase in dues for the year, and the landscaping costs of the entrances to Fox Den. Dawn reported that almost 27% of homeowners have already paid their 2015 dues and that late fee notices will be sent out in April. A motion to accept the Financial Report was made by Connie Terll and seconded by Bill Cavata. The motion passed.

The election of new Board members was next on the agenda. With no new nominations from the floor, *three members who had agreed to be candidates prior to the meeting were elected. They include Dawn McGinn, who will serve a two-year term, and Monica Trott and Tong Wang, both of whom have agreed to three-year terms.* Robert Spencer will continue on the Board for two more years. A motion to accept this slate of officers was made by John Spencer and was seconded by Blake Jurgensen. The motion carried. Bob led a round of applause in appreciation for Martha Hazelton who is finishing her term on the Board.

The Homeowners Meeting ended with a series of questions and answers. Among several items discussed were the price of the HOA annual fee; responsibilities for certain areas of the neighborhood including the entrances, *Player's Park, etc.;* a need to replace stop signs that have faded; and a suggestion to improve the way the fountain in the Park is covered in winter. There was a discussion concerning changing the name of the community from Fox Den to Larkin in keeping with the golf course, but in consideration of the number of legal documents the homeowners would have to change to make that happen, the discussion was dropped.

A motion to close the Annual Meeting was made by Connie Terll at 7:37 pm and seconded by Conway Powell. The motion passed.

Respectfully submitted,

Jane Heymann
Note Taker

Question and Answer Session with Stephen Rosenburgh
March 3, 2015

Immediately following the Fox Den Homeowner's Annual Meeting, the homeowners met with Stephen Rosenburgh, who was introduced by Chris Borst. The following items were brought to Mr. Rosenburgh's attention by members of the audience:

- A question was raised about the demolition of a storage shed on Fox Den Circle . It was agreed that it would be taken down.
- A "slice of land" at the main entrance is still owned by previous owners and Mr. Rosenburgh will try to get that land turned over to the HOA since they are in charge of landscaping the entrances.
- The deteriorating traffic signs in the neighborhood may be a City of Statesville problem. Chris will check to see which signs are the HOA's responsibility.
- Water drainage problems near the tennis court and mud on the sidewalks have not improved despite efforts to remedy the situation. A member of HOA, John Spencer, has volunteered to offer his expertise in helping Mr. Rosenburgh's staff with the problem.
- Ken Harman has volunteered to pull out the motor on the water fountain on the lake, install a larger motor and lights. Mr. Rosenburgh's staff will meet with him to deal with that problem.
- The pool has not been winterized Mr. Rosenburgh's staff will address the problem immediately. In addition, a lock with a code only given to paying swim members will be readied. That should help handle the issue of non-paying members using the pool. Connie asked Chris to meet with her to see about storage at the pool for seasonal items used by the Social/Event Committee.

Mr. Rosenburgh noted that his major plans for the year include getting more people to use the golf course. He also said he is in negotiation with a national builder to begin building new homes in Fox Den sometime this summer. He predicted that the homes will be in the \$260,000 to \$300,000 range.

This portion of the meeting ended at 8:00 pm.

Jane Heymann
Note Taker