

2025 Fox Hollow Annual Meeting Minutes

I. Call Meeting to Order

- Meeting called to order at 6:30 pm by Jon Leman
- Jon welcomed all residents, including:

Boar & Csibi - proxy - Cagnet	Hick Wight - present	Ports - present
Bouthot - present	Hogue - proxy - Leman	Radu - present
Boyd - present	Hornack - proxy - Cagnet	Sparks & Lopshire - proxy -
Cagnet - present	Hosier - present	Cagnet Straubel - proxy -
Clark - proxy - Cagnet	Huffman - proxy - Cagnet	Cagnet
Cly - proxy - Cagnet	Jackson - present	Taylor - proxy - Maffey
Dargo - proxy - Cagnet	Johnson - proxy - Cagnet	Weitz - proxy - Cagnet
Daugherty - present	Komosinski - present	Three Nine Eighteen - present
Farris - Proxy - no vote	Maddox - present	Three Nine Eighteen - present
Geels - proxy - Cagnet	Maffey - present	Three Nine Eighteen - present
Gilbert - present	McBroom - present	Three Nine Eighteen - present
Graham - present	Musser - proxy - Cagnet	Three Nine Eighteen - present
Green - present	Neher - present	Three Nine Eighteen - present
Harris & Bojrab - present	Phipps - proxy - Cagnet	Three Nine Eighteen - present
Hernandez - present	Pollifrone - proxy - Cagnet	
Hernandez - present	Ponjevic - present	

II. Introduction of Board Members

- Jon Leman – President
- Brandon Radu – Vice President
- Mark Maffey – Treasurer
- Adam Cagnet – Secretary
- Judy Gilbert – member
- Jim Komosinski - member
- Tara Hosier - member

III. Approval of the 2024 Annual Meeting Minutes

1. Jon asked if there are any questions about the 2024 annual meeting minutes that were mailed to everyone; there were no questions.
2. A resident made the motion to approve the minutes.
3. Jon asked for a second motion and to waive the reading of the minutes and accept that as they are written.
 - a. Second motion made – all in favor – no oppose – motion passed.

IV. Treasurer's Report

Mark opened the floor to questions prior to the annual report.

Resident questions addressed the following:

1. Budget Deficit ?

- a. The primary change was an increase in the tree budget to \$10,000, creating a \$2,000 deficit. This price was quoted for additional clean up behind Stangrove Cove only in the event that it, or further beautification enhancements are deemed necessary.

2. Dues Increase ?

- a. Instead of a small \$6 increase in annual dues (to \$330) to address this deficit and proactively prepare for future costs, the board voted to keep the dues the same for the upcoming year and will re-evaluate the deficit in the next budget cycle.

3. Hospitality ?

- a. The hospitality "bucket" was created initially to cover the cost of the neighborhood Christmas Decor Contest hosted by The Board.
- b. Neighborhood socials and events have been discussed and will be planned based on board involvement and member / volunteer recruitment
- c. Bucket was increased from \$100-\$500 anticipating future expenses for Christmas Parade, Halloween Parade, 4th of July event, etc

4. Holiday Lighting ?

- a. Original Budget of \$2500 in 2025 was reduced to \$1000 in 2026
- b. Cost of purchase is primary reason for this, current budget is for set-up, tear-down, and storage of holiday lighting

5. Snow Removal ?

- a. Snow removal is based on a threshold of 2 inches, not a cumulative amount over multiple day periods unless requested
- b. Investigation into further plowing of common area sidewalks was too cost prohibitive and not a standard practice of HOA's in our area
- c. We have addressed previous concerns and currently pay more to have all intersections salted each "push" - not just the entrance

6. Tree Maintenance ?

- a. A tree fell after a storm into the common area Block D

- b. Following its clean up by The Board, numerous hazardous trees were identified
- c. Immediate tree threats were eliminated from Block D and J common areas after soliciting bids from 5 separate companies
 - i. This cost was appreciated in the amount of \$5000
- d. An additional and matching amount of \$5000 was added to the line item in the event further common areas need addressed to reduce HOA liability, as well as prepare for expenses related to replacing trees at the entrance or adding to additional areas

Mark thanked the group for their concerns and reiterated our mutual goal of neighborhood beautification and enhancement, while underlying safety as a top Board priority.

Other projects that were highlighted included placement of guards at the base of all mailbox stanchions and pond signage.

In closing, Mark highlighted that to date the Resident-Elect Board has seen approximately an \$80,000 growth of HOA finances, and never spent more than what was budgeted annually.

V. Introduction of Nominees

- Jon Leman introduced the nominees for the board of directors:
 - Jon Leman, Adam Cagnet, Jim Komosinski (All seeking RE-election)
 - Kyle Maddox & Chris Graham (NEW residents seeking election)

VI. Election of Board of Directors

- Sandra Montes Musi, of Above and Beyond Community Management, invited each resident back individually to cast their votes
- Jon Leman shared the results of the election as followed:
 - **Jon Leman, Adam Cagnet, Kyle Maddox, Chris Graham**
- Jon thanked Jim Komosinski for his time and commitment to the board, as well as his assistance on community projects and voting matters over the last year.
- The Board and community members present also recognized and thanked Mark Maffey for his thorough work, utmost effort and innumerable contributions - many of which went above and beyond the call of duty as Board Treasurer.
- Jon concluded that while they both may be taking a step back, we hope they do not fully step away assisting and improving our community

VII. Other Business

The floor was opened for additional resident questions and concerns.

1. Bonterra Apartments

- a. Increased foot traffic into community coming from apartments
 - i. Fence has a large enough section missing that opens into resident backyards
- b. Safety issue with persistent trespassing onto homeowner property
 - i. Resident to send photos to Sandra
 - ii. Sandra / Board will contact Bonterra community management team to work on resolution

2. Sheds ?

- a. All 7 sections of our covenants specifically state “no sheds”
- b. No adjoining neighborhoods allow for sheds (Aslan Passage, Whisper Rock, Balmoral) therefore we are being consistent in keeping with the standard set by the Developer written covenants

3. Amend or Addend covenants?

- a. Committee was tasked 2 years ago with itemizing covenant discrepancies, met for several weeks
- b. Resident requests for help and solicitation of covenant changes were not returned
- c. Too time consuming and expensive of an undertaking when Board not confident 70% vote could be achieved across all sections
- d. Project was left unfinished, but cataloged effort exists for future

4. Street Parking

- a. Issues with residents parking with vehicle over the driveway flares or on opposite side of the street directly across from the driveway
 - i. Call county for enforcement regulations
 - ii. Speak to resident or their guest(s) about moving the vehicles
- b. Will add this topic to the Fall / Winter Newsletter

5. Play Structures?

- a. Is there a limit?
 - i. No, however per section covenants any modifications to dwelling or lot should be approved by the Architectural Control Committee
 - ii. If you have questions or concerns, call Sandra to report

6. Board Communication ?

- a. **Newsletters, meeting minutes, and next HOA meeting dates**

- i. Postal mail, Email, the Above and Beyond Website, and Facebook are all means of communication by the Board
- ii. If you feel you are missing out, contact Sandra so we can communicate to you directly

VIII. Adjournment - Meeting adjourned by Jon Leman at 7:41 pm

IX. Appointment of Board Offices

- a. President - Jon Leman
- b. Vice President - Brandon Radu
- c. Treasurer - Tara Hosier
- d. Secretary - Adam Cagnet
- e. At Large Members
 - i. Judy Gilbert
 - ii. Chris Graham
 - iii. Kyle Maddox

X. Future Meeting Schedule

- 1. January 14, Wednesday 6:45pm**
 - a. Sandra and Board with Open Meeting at Library
 - b. Jon to Zoom
- 2. March 18, Wednesday 6:45pm**
 - a. Closed Meeting with Zoom option
- 3. May 18, Monday 6:45pm**
 - a. Sandra and Board with Open Meeting at Library
- 4. July 20, Monday 6:45pm**
 - a. Closed Meeting with Zoom option
- 5. August 31, Monday 6:45pm at Dawson's Creek Office**
 - a. Sandra and Board for closed Budget Meeting
- 6. October 5, Monday 6:30pm**
 - a. Sandra and Board for Annual HOA Meeting at Library