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| **Meeting Notice** |
| **When:** | April 24, 2022 | **Where:** | Fox Crossing Court cul-de-sac | **Time:** | 3:00 p.m.  |
| **Attendees** |
| **HOA BOARD** |  |  |  |
|  President: | Jeff Vissage | Vice President: | Randy Woody (absent) |
|  Secretary: | Nancy Pettit | Treasurer: | Dan Vanderheiden |
|  Member at Large: | David McClure (absent) |  |  |
| **ACC** | Jim Douglass | Bruce Byrd (absent) | William Dunlap (Mr. T) |
| **Members:**There were 15 Lots represented at the meeting: Lots 1, 6, 9, 11, 13, 15, 16, 17, 18, 20, 21, 34, 41, 44, 46 |
| **Meeting Minutes** |

1. Welcome – Jeff Vissage
	1. Meeting started at 3:06 p.m.
	2. Jeff welcomed and thanked all in attendance.
2. Call for Board Member Volunteers – Jeff Vissage
	1. Bob Watkins volunteered.
3. Board of Directors and ACC Member Introductions – Jeff Vissage
	1. Jeff introduced the current Board and ACC members.
	2. All ACC members have agreed to stay on the committee.
	3. The Board of Directors for the 2022-2023 term are:
		1. Jennifer Cowan – President (volunteered prior to meeting)
		2. Jeff Vissage – Vice-President
		3. Nancy Pettit – Treasurer
		4. Whitney Reinken – Secretary (volunteered prior to meeting)
		5. Bob Watkins – Member-at-Large
4. Financial Report – Dan Vanderheiden
	1. The current checking account balance is $37k.
	2. Expenses continue to run $16k - $20k per year.
	3. Reserve fund is currently at $20k. The purpose of having the reserve fund is for unplanned expenses such as legal fees and buffer tree expenses. Our attorney has recommended that we have a $50k reserve fund.
5. Community Updates – Jeff Vissage
	1. Buffer Tree Issues / Expenses
		1. Behind the homes on Stonetrace Drive that back up to the buffer zone are a couple of neighbors who continue to raise concerns about trees in the buffer falling on their property and damaging their fence, house, and other structures.
		2. There are about 12 trees along an 80 ft span in this section of buffer zone that will die, primarily due to a beetle, over the next 3-5 years.
		3. A forester or certified arborist needs to certify that a tree is dead before the county will allow us to take it down.
		4. Currently, after getting three bids, the board has hired Tree Techs at a cost of approximately $3600 to take down an 80 ft pine that was struck by lightning and is right up against the neighbor’s fence. Access to the buffer will be through lot 7, and the HOA will also be responsible for any turf repairs needed on that lot.
		5. Vashaun Blanks offered to provide Jeff with the name of another tree company that may be cheaper for future work.
	2. ACC Approval Requests – Jeff Vissage
		1. Another reminder to submit ACC Approval Requests prior to making ANY changes to homes, other structures, yards, etc. as outlined in Article VI of the Declaration of Covenants, Conditions and Restrictions.
6. Q&A, Open Discussion
	1. Most of the discussion centered around the condition and use of the common area at the end of the Stonetrace Drive cul-de-sac. Complaints included: it is not getting mowed frequently enough; it holds water; and it should be turned into useable space, such as a playground.
	2. A Community Improvements committee was formed to compile a list of suggestions for what to do with that common area and any other improvements they would like to see made to the community. The committee will be responsible for submitting complete proposals to the board for any community improvement they want to pursue and for getting the number of votes needed from the homeowners for its implementation. The committee members are: Vashaun Blanks, Hayward (Mac) McWhirter and Benjamin Osborne.
7. Adjourn
	1. Meeting was adjourned at 3:58 p.m.