

FOX RIDGE HOMEOWNERS ANNUAL MEETING
JANUARY 23, 2013 HELD AT
INDIAN HILLS COUNTRY CLUB

Warner Johnson, Property Manager from Duckworth-Morris Real Estate opened the meeting, introduced himself and asked all present to introduce themselves. Those present were Sam Burnett, Tom Mullen, Susan Elmore, Nancy Moeller, Carolyn Rogers, James Adkins, Everett Hale, Marilyn and Glen Eaton, Gail Gorday, Susan Snow, Pat McCullar, Bill and Kathy Cooper and Joy Sherman.

Warner Johnson announced that there was a quorum for the meeting, which is 10% of all homeowners present or represented by proxy. He stated "in accordance with the By-Laws, notice of your meeting is to be mailed at least 15 days prior to the Annual Meeting stating the place, day and hour". Notices were mailed to all owners of record on January 7, 2013.

The minutes from the 2012 Fox Ridge Annual Meeting were read. A motion was made, seconded and passed to approve the minutes as read.

Warner Johnson passed out the actual expenditures for 2012 and the new budget for 2013 that was approved by the Board of Directors at their meeting held January 16, 2013. He stated that as of December 31, 2012 there was \$13,058.59 in savings and \$23,908.54 in the pump reserves. The total income received for the year was \$68,973.10. The actual total expenditures for 2012 were \$71,318.42 which was over the 2012 budget by \$473.42. He then reviewed the 2012 budget line items stating Utilities, Pump Maintenance, Repairs, Insurance and Professional Charges were all over their projections. Lawn Care, Administrative Expenses and Property Management were under or remained as projected in 2012. Warner Johnson stated that the guard house had been painted and repaired this year and that a pump was replaced at the pumping station costing \$2,035.00. Under the Maintenance line item, the cost of repairs to the sprinkler system were \$1,249.31.

The 2013 Budget is based on a total of seventy-five (75) homes in Fox Ridge: thirty-five (35) homes that make up Phase I and forty (40) homes that make up Phase II. Phase II has a pumping station that services only those homes. He then reviewed all the line items for the 2013 Budget. Lawn Maintenance will remain at \$37,500.00; Utility's were increased to \$8,900.00, Pump Maintenance remains at \$3,500.00. Repairs at \$2,500.00; the Insurance line item increased to \$1,322.00. Professional charges were increased to \$785.00. Administrative expenses remain at \$300.00. We budgeted the same amount as last year for the Reserve account at \$3,504.00. The bottom-line on the Budget for 2013 is \$71,811.00. Your 2013 Association Fees will remain at \$73.50 for Phase I and \$80.00 for Phase II.

The current Board of Directors: Sam Burnett, Betty Pilegge, Melinda Long, Jim Adkins and Mitchell Loper were introduced. Warner Johnson stated: at Fox Ridge there are five (5) Board of Directors, each serve a three-year staggered term. This year we will be electing one (1) new Board member. Betty Pilegge's term expires this year. Melinda Long and Mitchell Loper have one (1) year remaining on their terms, and Sam Burnett and Jim Atkins have two (2) years remaining on their terms. The Board of Directors acting as your nominating committee asked Betty Pilegge, if she would consider serving again on the Board. She stated that due to medical problems she would be stepping

down. Betty was thanked for all her dedicated service. The Board then asked Susan Snow if she would consider serving on the board. The Board of Directors acting as the Nominating Committee is submitting Susan Snow's name in nomination to serve a three (3) year term on the Board of Directors. Nominations were then taken from the floor. There were none. A motion was made, seconded and unanimously passed to elect Susan Snow to a three (3) year term on the Board of Directors.

Unfinished Business: Warner Johnson reported that late last Spring Tom Mullens got together with Norton Prout and reviewed yards and obtained costs for yards needing to be sodded. The Association sent letters to nine (9) homeowners concerning their yards. The letter read: "It was decided that Fox Ridge Homeowners Association would consider re-sodding yards that were in need of sodding if the homeowner would share ½ the cost of the sod. The homeowner might also be asked to have a tree(s) removed or trimmed in order to have the sodding done so that the grass will grow. The cost of the trimming or cutting would be the homeowner's entire expense. Mr. Norton Prout has looked at your yard and quoted a \$ amount. Would you be willing to pay one-half (½) of this cost to have your yard re-sodded? Please return this letter with your answer by May 1, 2012, if you are willing to share in this cost?" They were given the cost and ask to answer yes or no and would they be willing to have trees cut down or trimmed, if necessary and their own expense. Out of the nine letters that were sent only two (2) owners sent in a yes response. The others replies were no. Since we got such a late start on the project, it was too late to do the yards so we have contacted Mr. Prout to verify his cost and the two (2) owners that responded with a yes and will be completing the project in the near future.

New Business: Warner Johnson stated that several years ago the Association took on a one (1) time project of painting the mail boxes and the Board felt that this has caused a misunderstanding within the development. The mailboxes at your homes are the responsibility of each owner NOT the Association. Please check your box and paint it if needed. They are to all be uniform and every so often they need to be spruced up. If they are not uniform or need painted you may be getting a letter from the Board asking that the necessary changes be made.

Other announcements were: Owners were asked to review the Rules and Regulations and particularly Rule #7 concerning trailers parked in driveways and on the street, stating they are to be stored elsewhere because when parked in the development it can causes problems for emergency vehicles and is against the rules.

Discussion by the membership concerning cleaning above the retaining wall on Foxwood Lane and at the entrance particularly the open space along the left side which needs the vegetation cut down. Pets and their barking was also discussed.

All complaints or requests are to be in writing and signed before the Board of Directors can act on them. Any complaint or suggestion should be mailed to Duckworth-Morris Real Estate, 1312 Greensboro Avenue, Tuscaloosa, Alabama 35401. These suggestions or complaints will be passed on to the Board of Directors of the Fox Ridge Homeowners Association for their action.