

FOX RIDGE HOMEOWNERS ANNUAL MEETING
JANUARY 23, 2014 HELD AT
INDIAN HILLS COUNTRY CLUB

Kitty Streit, Property Manager from Duckworth-Morris Real Estate opened the meeting, introduced herself and asked all present to introduce themselves. Those present were James and Deborah Adkins, Bill and Kathy Cooper, Brenda Mendiola, Charlotte Gattozzi, Melinda Long, Joy Sharman Neal McCracken, Jane Joslin, Kathy Grissom, Nancy Moeller, Robert Earnhart and Tony McLain.

Kitty Streit announced that there was a quorum for the meeting, which is 10% of all homeowners present or represented by proxy. She 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, 2014.

The minutes from the 2013 Fox Ridge Annual Meeting were reviewed. A motion was made, seconded and passed to approve the minutes as reviewed.

Kitty Streit passed out the actual expenditures for 2013 and the new budget for 2014 that was approved by the Board of Directors at their meeting held January 20, 2014. She stated that as of December 31, 2013 there was \$11,853.64 in savings and \$27,407.80 in the pump reserves. The total income received for the year was \$69,674.40. The actual total expenditures for 2013 were \$68,948.23 which was under the 2013 budget by \$896.77. She then reviewed the 2013 budget line items stating Pump Maintenance, Repairs, and Administrative Expenses were all over their projections. Lawn Care, Utilities, Insurance, Professional Charges, Transfer/to/from Reserves and Property Management were under or remained as projected in 2013. Kitty Streit stated that a pump was replaced at the pumping station costing \$2,050.00. The pump maintenance contractor reported that they had found diapers, baby wipes and rags in the system causing the pumps not to function properly. Phase II owners are asked not to dispose of anything other than toilet paper into the system. Sprinkler repairs fall under the maintenance line and cost for repairs to this system were \$ 857.44. A sink hole repair cost \$ 3,500.00 to repair.

The 2014 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. She then reviewed all the line items for the 2014 Budget. Lawn Maintenance will remain at \$37,500.00; Utilities at \$8,000.00, Pump Maintenance remains at \$3,500.00. Repairs at \$2,500.00; the Insurance line item increased to \$1,267.00. Professional charges \$774.00. 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 2014 is \$70,845.00. Your 2014 Association Fees will remain at \$73.50 for Phase I and \$80.00 for Phase II.

The current Board of Directors: Sam Burnett, Melinda Long, Jim Adkins, Susan Snow and Mitchell Loper were introduced. Kitty Streit stated: at Fox Ridge there are five (5) Board of Directors, each serve a three-year staggered term. This year we will be electing two (2) new Board members. Melinda Long and Mitchell Loper term's expires this year, Sam Burnett and Jim Atkins have one (1) year remaining on their terms and Susan Snow has two (2) years remaining on her term. The Board of Directors acting as your

nominating committee asked Melinda Long and Mitchell Loper, if they would consider serving again on the Board. Melinda Long stated that she would be glad to serve if elected. Mitchell Loper did not respond. The Board then asked Tony McLain if he would consider serving on the board. The Board of Directors acting as the Nominating Committee is submitting Melinda Long and Tony McLain names' 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 Melinda Long and Tony McLain to a three (3) year term on the Board of Directors. Kitty Streit thanked Mitchell Loper for his service on the Board.

Unfinished Business and New Business: Lawns: In 2012 thirteen (13) home owners were contacted concerning their lawns being re-sodded if they were willing to have the trees in their yards cut at their own expense and pay ½ the cost of the sod. Two owners responded with an affirmative response and the association will be doing these yards this year. Kitty Streit then stated, "If you are considering having your yard re-sodded and feel the Association needs to reimburse you ½ the cost, please turn in your estimate for the cost to her and the board will consider the request for approval. Grass is to be zoysia and any tree in your yard causing the grass not to grow would have to be cut down at the owner's expense. There are limited funds so not everyone would be approved.

We are going to have the guard house re-roofed in the near future.

Kitty Streit reported that the Board of Directors felt that speeding in the neighborhood was a major problem. They discussed having speed bumps added to the neighborhood and decided at this time not to pursue this avenue. Everyone was asked to please slow down when driving through Fox Ridge.

Kitty Streit 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.

The Board of Directors asked Kitty Streit to make the following announcements: 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 cause problems for emergency vehicles and is against the rules.

Please be considerate of your neighbors and turn off your back yard lights at a reasonable hour. When walking your pets, please clean up after them.

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

Page Three
Annual Meeting Minutes

or complaints will be passed on to the Board of Directors of the Fox Ridge Homeowners Association for their action.


Any owner who rents their property is responsible for informing their tenants of the Rules and Regulations of Fox Ridge. Owners are ultimately responsible and liable for their Lessee' behavior at all times.

City of Tuscaloosa garbage and trash days are Thursdays. Please put your garbage carts out of view of the streets at all times other than garbage or trash days. The front yards are to be kept clear of trash, bicycles, junk, immobilized autos, etc. Restrictive Covenants, Article IX, Section 1 (Restrictions), paragraph g on page 19.

Any time you have a change to the outside of your property, please notify the Architectural Committee (Board of Directors) before making changes. An approval is necessary before you make any change to the outside of your property.

There being no further business the meeting was adjourned.

FOX RIDGE HOMEOWNERS ASSOCIATION



Sam Burnett, President

SB/kbs