

FOX RIDGE HOMEOWNERS ANNUAL MEETING
JANUARY 25, 2016 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 Tony McLain, Tom Mullen, William Cooper, Charlotte Gattozzi, Jane Joslin, Isabel Lawrence, Mike Elmore, Reed Lightsey, Melinda Long, Margie Cram, Martha Horton, Susan Snow, Fred Rock and Tracy Gatewood.

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 6, 2016.

The minutes from the 2015 Fox Ridge Annual Meeting were reviewed. A motion was made, seconded and passed to approve the minutes as written.

Kitty Streit passed out the actual expenditures for 2015 and the new budget for 2016 that was approved by the Board of Directors at their meeting held January 21, 2016. She stated that as of December 31, 2015 there was \$10,988.54 in savings and \$28,322.62 in the pump reserves. The total income received for the year was \$75,196.50. The actual total expenditures for 2015 were \$73,028.65 which was over the 2015 budget by \$2,183.65. She then reviewed the 2015 budget line items stating Lawn Care, Repairs, Insurance and Administrative Expenses were all over their projections. Utilities, Pump Maintenance, Professional Charges, Transfer to/from Reserves and Property Management were under or remained as projected. She then stated that sprinkler repairs fall under the maintenance line and cost for these repairs were \$1,177.72 this past year. Fence repairs cost \$150.00 and Administrative Expenses were \$746.78 (this expense includes mail outs, annual meeting expense and social expense).

The 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 in Phase II. She reviewed all the line items for the 2016 Budget. Lawn Maintenance increased to \$38,500.00; Utilities decrease to \$7,500.00 (water & power), Pump Maintenance reduced to \$3,000.00; Repairs increased to \$3,000.00; Insurance line item \$1,500.00; Professional charges \$772.00; Administrative expenses \$500.00. We budgeted the same amount as last year for the Reserve account at \$3,504.00. The bottom-line on the Budget for 2016 is \$71,776.00. The 2016 Association Fees will remain at \$81.00 for Phase I and \$88.00 for Phase II beginning March 1, 2016.

The current Board of Directors was introduced: Tony McLain, Melinda Long, Susan Snow, Charlotte Gattozzi and William Cooper. Kitty Streit stated Fox Ridge has five (5) Board of Directors, each serving a three-year staggered term. This year Susan Snow's term expires. Tony McLain and Melinda Long have one (1) year remaining on their terms and Charlotte Gattozzi and William Cooper have two (2) years remaining on their terms. The Board of Directors acting as your nominating committee asked Susan Snow if she would be willing to serve again on the Board. She stated that if elected she would be glad to serve. The Board of Directors acting as the Nominating Committee submitted 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 and New Business: Tony McLain passed three (3) lists around the room asking for volunteers to serve on various committees (Social, Landscaping and Fence). He asked if there were others to let him know.

Kitty Streit reported that in reviewing the Documents for Fox Ridge she discovered that, Article X, Section 3, Leasing, on page 25 of your Covenants and Restrictions state: "No dwelling situated upon a property shall be leased for transient or hotel purposes or in any event for a period of less than nine (9) months." It goes on to say that "Any Owner of any Dwelling who shall lease such dwelling shall, promptly following the execution of such lease, forward a conformed copy thereof to the Board of Directors and Management Agent. Any such lease shall contain a provision to the effect that the rights of the tenants to use and occupy the Dwelling shall be subject and subordinate in all respects to the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association and to such rules and regulations relating to the use and occupancy of the Dwelling and/or to the use of the Common Areas or Community Facilities or other "house rules" as the Board of Directors may from time to time promulgate". She asked, if you are leasing your property in Fox Ridge please send us a copy of your lease (s) immediately. Any owner who

rents their property is responsible for informing their tenant of the rules and regulations of Fox Ridge and liable for any infraction.

Kitty Streit stated 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.

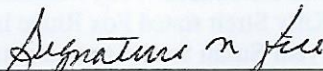
All complaints or requests are to be in writing and signed before the Board of Directors can act on them. Any complaint or suggestion should be mailed to Duckworth-Morris Real Estate, 1312 Greensboro Avenue, Tuscaloosa, Alabama 35401. These suggestions or complaints will be passed on to the Board of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

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



Tony McLain, President

TMcL/kbs