

**Fox Run Green Homeowners Association  
Annual Meeting Minutes  
Meeting Date: Wednesday, October 22, 2014**

**Minutes taken by Secretary – Patty Goldstein**

**Call to Order: 7:00 pm**

**Board Members Present: Cathy Matthews, Patty Goldstein, Shannon Flynn, Brad Mann, John VanDerAue, Larry Shell,  
Others: Barb Manuel- IPM**

**Board Members Not Present: Mustansir Saifuddin, Jay Lewis (Resigned his position on the Board at the end of September.**

**1. Welcome and Introduction of Board: President, Cathy Matthews**

**2. Acknowledgement of Residents Seeking Election to the Board:**

These residents included Cathy Matthews (seeking re-election), Cheri Nelson and Paul Savine. Gayle Lubahn added her name to the ballot just before nominee statements.

**3. Nominee Statements: All four candidates spoke about who they are and why they are seeking election to the Fox Run Green Homeowner's Association Board.**

**4. Questions of Candidates from Residents:**

**5. Election of New Board Members: IPM counted the ballots overseen by two additional residents with no ties to the Candidates or any other Board Member.**

**6. President's Remarks:**

- a. Year in Review: Cathy thanked Jay Lewis, who resigned from the Board in September, for his years of service to Fox Run Green.
- b. IPM: Barb Manuel gave status statements on closings, dues collections (late collections are lower than last year), due to the work of Mustansir and our law firm Makower.
- c. Completed Projects:

1) Survey and Staking of Common Area - 51 of 276 homes are on the common area (18%). Of those 76% were encroaching on the common area space either with hardscape, mowing or planting.

2) Front Entry (Walnut Lake Rd) Landscaping.

**7. Treasurer's Remarks: Mustansir is out of the country on business. Comments were discussed about the accounting format. Those changes will be discussed and the budget will be approved at the November meeting.**

**8. Projects in Progress:**

- a. Front Entry Signs
- b. Park Enhancements
- c. Common Area Encroachment
- d. Updating of Bylaws
- e. Bayswater Road Replacement
- f. Crack Repair in repaved streets

**9. New Business:**

- a. Annual sub picnic
- b. Refurbishment of Cul-de-Sacs
- c. Path Enhancements

**Open Discussion**

Discussion centered on encroachment issues with Attorney Jim Kennedy from Makower's office highlighting the four issues: 1) Liability 2) Taxes 3) Board has the responsibility to follow the Bylaw documents and 4) Fairness.

**Election Results:** IPM announced the results of the elections with Gayle Lubahn, Cheri Nelson and Paul Savine being voted to join the Fox Run Green Homeowners Association Board effective immediately.

Meeting adjourned at 9:00 pm

Next Meeting is scheduled for November 23, 7:00 at Parks and Recreation. Homeowner guests are welcome at 7:00, with the Board Meeting immediately following at 8:00.