

Fox Run Green HOA Board Meeting Summary – Feb 25 2026

Board Leadership & Administration

- **Meeting Procedures:** The board adopted a simplified version of **Robert's Rules of Order** to improve meeting structure and ensure all voices are heard.
- **Role of the President:** Steven (President) clarified his role is to preside over meetings and ensure follow-through on decisions; he noted that a 4-4 tie vote constitutes a failure of a motion.
- **Website & Minutes:** Moses (Secretary) is actively working to update the website, resolve login issues, and post backlogged meeting minutes.
- **AI Implementation:** To improve efficiency and accuracy, the board agreed to use AI tools to generate meeting minutes for future sessions.

Financial Update

- **Account Balances:** As reported by Debi (IPM), the HOA holds **\$182,000** in checking and **\$73,000** in reserve accounts.
- **Delinquencies:** There are 38 current delinquent accounts and 9 previous delinquencies under payment plans.
- **Collections Protocol:** Debi will distribute a written collection policy to the board. She will contact homeowners with unpaid dues to attempt collection before referring them to an agency. Additionally, Debi will provide a list of homeowners claiming non-receipt of notices to review for potential fee waivers.

Road Repairs & Maintenance

- **Road Repair Committee:** A committee composed of Moses, Joseph, and John was formed to manage the road repair initiative.
- **Technical Responsibilities:** The committee will inventory road conditions, take and share photos of problem areas, prioritize repairs, and gather contractor estimates for concrete and asphalt work.
- **Priority Areas:** Repairs will prioritize the most critical sections, specifically **Kingsfield and Beauchamp**.
- **Funding:** The board passed a motion allowing surplus funds from the salt budget (unused due to mild weather) to be reallocated toward road maintenance.

Landscaping & Bylaw Compliance

- **Gardening Services:** The board determined that John (a board member) cannot be paid for gardening services due to bylaws prohibiting compensation for board members.

- **Contractor Transition:** The board will oversee the transition to a new contractor. The road repair committee will document current gardening tasks and the expected pay range, which the board will then use to put the work out for competitive bidding.
- **Bylaw Amendment:** The board discussed the possibility of amending the bylaws to allow for paid gardening services in the future; this would require a 75% membership vote.

New Policies & Legal Requirements

- **Energy Policy:** To comply with new Michigan laws, the HOA must adopt a policy regarding energy-saving modifications (e.g., solar panels, EV chargers) by **April 2nd**.
- **Legal Counsel:** The board will engage an attorney to draft a policy that meets state requirements.
- **Lighting Complaints:** The board addressed concerns regarding bright outdoor lights shining into common areas from private backyards.