

Red Fox Hills Feb. 2024 HOA Board Meeting

Monday, Feb. 26th

Helmuth calls this thing to order. Lesley seconds. Board members in attendance: Helmuth Naumer,, Sam lanetta, Mike Smith, Andy Taylor, Lesley Page, Tom Wallace (virtual), Mark Bailhache

Absent -, Anna Villachica

Guest Resident - Nick J., Jennifer McComb

Proposed agenda for this meeting accepted!

Previous month's minutes accepted!

Financial Report: (Tom)

- Income: Already have \$103K (budget for the whole year was \$102K),
- Expenses: \$101K, \$117K was budgeted. Surplus of \$2,600 based on the estimated loss of \$15,000!
- Grounds were \$7K under budget
- Administration - \$10K under budget (primarily due to the fact that we did not proceed with the covenant rewrite
- Pool - \$2K under, trash \$2K over
- \$29K in cash (only \$21K budgeted)
- \$13K still outstanding, mostly unpaid dues (approx. half of that is from one household)
- Next year - potential to pay via Credit Card, Venmo, Direct Debit - Tom has it under investigation
- '24 income projected at \$102,893
- '24 expenses projected at \$113,746
- Estimated loss of \$10,854 in '24, with beginning \$ of \$29,453 end of '24 projected at \$20,599 cash in hand
- Board votes to increase dues by \$70/ year/household
- Helmuth will notify the neighborhood
- Minutes from Jan mtg approved

Landscape Report (Mark):

- Mark has fixed the bench
- 2 apple trees by the entrance have been trimmed

Pool: (Sam/Anna):

- Sam will announce pool open date at the annual mtg

Secretarial/Event Report (Jeff):

- Cheers to Dee George, best of luck in AZ
- Congrats in order for resident Pete Welsch for his killer DJ work at the Junkyard Social Club
- Sat. June 1st for opening pool party

Architectural Report (Lesley/Dany):

- Nothing major to report.

Facilities Reports (Bart)

- N/A

Bylaws Report (Mike/Jennifer)

- No updates.
- Collection policy can be approved by the board, not required to gain resident majority approval
- 3 main covenant additions: short term rental restrictions, changes in pet policies, landscaping and water-wise legislation

- Vote on: increasing # of allowed pets, keeping bees, keeping up to 4 hens, short term rental restrictions, landscaping restrictions
- Board to Vote on 3 pre-approved xeriscape plans
- Board tasked to review the proposed amendments to the covenants and send any comments to Jennifer McComb

New Biz:

- Annual HOA Mtg. Mon. April 15th, 5:30-7pm
- Ryan Pollock has left the board. New board members are always welcome.
- Helmuth will follow up with Dan at Sombrero Ranch about removing hay bales
- Helmuth will publish agenda for the annual meeting

Next Meeting. - Mon. April 1st, 6pm - Optional: to plan for annual mtg
-Helmuth motions to adjourn, Andy seconds!