

Foxtail Pines Owners Association Board Meeting

March 7, 2015

Call to order/establish quorum

10:07 am/Jude, Kathy, Trent, Janine, Allyn

Approval of minutes from January 17, 2015 meeting

No meeting minutes

Reports

- Acceptance of financial report
Motion to Accept Jude – Seconded Kathy, unanimous.
- Discussion and decision regarding delinquent accounts
Allyn - 83 still outstanding - 13 received in mail, 70 still outstanding, all postmarks are after date. Kathy - board prerogative that we don't have to charge late fees on the ones received by today. Trent - assess late fees on the ones that have not paid yet 70 outstanding. Board agrees. Grace period was extended to March 6, 2015 without charging 25.00 late fee.

Jude – The Board needs to deal with accounts over 100.00. Allyn - Accounts owing breakdown is as follows: 63 @ 75 or less, 5 @ 100.00, 18 @ over 100.00, and 4 @ over 600.00. Of those 18 accounts that owe over \$100.00, 16 have liens.

Discussion on liens and if they may accrue fees and additional charges. Most of the board agrees that this is the case. Trent recommends that putting liens on all accounts over 125.00 that don't currently have liens. Could be as many as 17 more and the 5 that owe 175.00. Keep 16 liens still out, and file on the 5 additional that are at 175.00. Question asked if we have to give notice before we file.

Jude - suggests not to lien, just assess interest and 1.15 % per month and the late fee. How do we notify. Allyn, suggests sending bill with correspondence. Janine suggested with annual meeting notice to include that delinquent accounts will be assessed interest as of August 1, 2015. After August 1, 2015 late fees will be assessed plus interest on all balances. Suggestion was made to have a \$500.00 threshold for placing lien on property. All agree with policy.

Allyn, back to fees on current liens, what is that number. Bob sent information in email. Do we set a set fee? Attorney would rather not set a set fee for liens. Bob might know the total number of Lots that received letters from the attorney Trent thinks it was 24 +. Kathy has list that state we authorized liens on 22 properties, 16 still outstanding 6 cured. By dividing by 22 we will have a per lien amount. Figure out total divided by 22 in essence write off 6. There might be one on the list that paid and crossed in the mail. Jude will talk to Bob. Allyn we need to get release fee included in payoff. Jude stated that the good news is that the next large attorney bill will be associated with money coming in. Allyn, with the next dues notice, are we including attorney fees and if so how much. Allyn explained title closing paperwork to Jude. The Board agreed to let the accounts: 1 at 25 and 3 at 75 just let them ride with no additional attorney fees.

Trent is happy that the board is being proactive and has a thought out plan that is maintaining fiscal prudence. Likes what he is hearing. Kathy likes the fact we are waiting to place more liens, and using it for chronic offenders.

- Architectural Review approval

Fence approved and need to return call for construction height possibly 228 or 288.

Homeowner comments

No comments

Set Next Meeting Date

June 6, 2015

Adjourn

Motion Jude, Seconded Trent @ 11:00 am.