

Foxboro Coventry Towns Homeowners Association

Meeting Agenda

Meeting Purpose:	Homeowners Association Meeting		Prepared by:	Donald Lowry
Meeting Date:	04/28/09	Meeting Time:	6:30 PM	Location: HOA Clubhouse

Committee Member Attendees

- Donald Lowry, Richard Dyson, Shana Lattuner, Darlene Hymel and Matt Klein

Meeting Minutes

01Q09 Financial Update – Matt Klein

Matt distributed a one-page document that provided information with respect to the allocation of expenses to the HOA monthly assessment, along with a recap of the past due assessments and cash on-hand balances. Matt explained the individual expense categories; along with informing the attendees on some initiatives the Management Committee is currently working on in an attempt to reduce some of the operating expenses.

Matt reviewed the status of the delinquencies, as well as the bank account balances as of March 31, 2009. The Association currently has their operating account at Wells Fargo; and reserve accounts at America First Credit Union. Matt also provided some insight on his plans for investing the reserve funds.

Embezzlement Update – Donald Lowry

Donald updated the attendees on the status of Kevin Rhodes' guilty plea to the embezzlement charges. He informed the attendees that the sentence hearing is scheduled for late July 2009; and that he is in the process of preparing a Victim Statement that will be sent to the prosecutor (via our attorney), which supports the amount of restitution the Association is seeking.

Insurance Renewal – Donald Lowry

Donald informed the attendees that they will be receiving a letter with the May statement mailing that provides information with respect to the renewal of the Philadelphia Insurance Policy (June 2009). He explained that the renewal of the earthquake coverage will be decided based on the homeowner responses to the questionnaire included in the mailing. Donald briefly reviewed the earthquake coverage, and encouraged the attendees to contact the Association's agent, whose number is provided in the letter should they had any questions regarding their personal insurance needs.

Round Table – All

The following issue/questions were raised by the some of the homeowners, who were in attendance at the meeting.

- Feces not being cleaned up by responsible parties – The Management Committee is aware of this issue and is currently working on a resolution to the Rules and Regulations to address the issue. The committee encouraged the homeowners that were present to report the violation (via email), so that the appropriate action could be taken. The committee is anticipating a resolution to be drafted and approved sometime in May.
- Leases – A question was raised as to whether the Management Committee knew the percentage of rental units within the community. Donald informed the homeowner raising the question that although the exact percentage has yet to be confirmed - - there are approximately 15 units currently being rented. He also commented that although the Rules and Regulation, Section 3.12 provides Owners the right to lease - - the rule doesn't provide a provision for a specific cap on rented units. The Management Committee will be reviewing this rule to determine if a cap should be considered.
- Solicitation – A question was raised with respect to the placing No Solicitation signs at the entrances of the community. Donald agreed to look into this to determine if posting No Solicitation signs would require a member vote, or a resolution - - drafted and approved by the Management Committee would suffice.
- Guests Use of Facilities- A question was raised whether someone that was "house sitting" could use the facilities. Donald agreed to follow up as to whether guests could be permitted to use the facilities (pool/fitness center) without being accompanied by the Owner.
- Excess Noise- One of the homeowners present at the meeting asked whether the board had received other complaints regarding vehicles in the community causing excessive noise in the mornings by starting their vehicles and then leaving them unattended. Donald informed the homeowner that he had received one email regarding excess noise caused by a vehicle, but that the complaint also included that the violator was driving recklessly in the community. Donald informed the homeowner that the party allegedly committing the violation did receive a warning, and that no further complaints had been received.. The Management committee agreed to review the situation at the next scheduled board meeting and decide on the appropriate course of action.