

October 27, 2014
Foxboro Coventry HOA Committee Meeting

Start: 7:00 PM

Roll Call:

- HOA Board: Brian Owoseni (via phone), Caleb Townsend, Delaney Dawson, Richard Encalada
- Management Committee Members: Jane Carpenter & Lisa Peterson. Amy Hanson was excused.
- Property Management Company: Nate Fotheringham with Rockworth Management Co.

Last Month's Minutes

- The minutes from last month's minutes were read and reviewed.

Check-in with New HOA Committee positions

- There are no issues with the new HOA Committee and everyone is looking forward to working together.

Signers on Reserve Account

- Brian, Caleb and Delaney will be the signatures needed to withdraw from the reserve account. The reserve and petty cash accounts are currently being held at America First Credit Union. The Operating account is being held at Key Bank.

Handicap parking issue

- An owner requested a handicap parking spot. According to local police, we are not a public institution that needs to provide handicap parking. There are currently 39 "visitor" spots in the complex. With the garage and driveway for each condominium, there is no need for additional assigned handicap parking.

Driveway repairs

- An owner requested to have her driveway replaced. Her driveway is not currently classified as a 5. All driveways that were classified as a 5 were replaced this year. The owner will have her driveway replaced with the next round of repairs.

Pet Weight Issues

- There have been complaints about a resident with dogs over the 30 pound weight limit. A notice was sent to the resident. The current resident is a tenant so the owner will also be notified to rectify this situation. Once the owner is notified, there will be a waiting period to see if they comply with the rules. Fines will be issued if the owner and tenant are not in compliance.

Winter Icicles

- With the upcoming winter season, the winter icicle issue was discussed. Nate spoke to 3 roofing companies to see the best way to handle this. It was suggested to install heat tape to the units that have the icicles during the winter months. It will be about \$600 per unit to have this done. Nate will look into getting a better price. The HOA Board will vote on this next meeting.

Update from Nate

- Nate spoke about the new owners. It was discussed that maybe in the future new owners should be sent a welcome packet or contacted personally. No decision was made at this time on this process.
- September's financials were discussed. They showed an expense variance for the landscaping and the water/sewer bills. The landscaping required more sprinkler repairs than were originally budgeted and the water usage was higher than budgeted. During the asphalt repairs on the north side, the sprinklers had to shut down for several days. The landscapers then had to increase the water usage for a time in order to get that grass to stay green after sitting dry for several days in the summer sun.
- The year to date expense variance is \$200.55 or .1%, which is good.
- Nate and the Board went over the delinquency report.

Other business

- The 2015 snow and landscaping contract was discussed. It was suggested to possibly get new bids and see about going with another company. Nothing was decided at this time. This will be an ongoing discussion for future meetings.

There were no concerns or questions from residents.

The next meeting will be held November 24, 2014 at 7 PM in the clubhouse.