

January 30, 2017
Foxboro Coventry HOA Committee Meeting

Start time: 7:00PM

Roll Call:

HOA Board Members: Freyja Johnson, Philip Meyer, Mike Bond, Christina Cooper Gomm and Lisa Peterson

Absent: Delaney Dawson

Property Management Company: Nate Fotheringham with Rockworth Management Co

One owner was present.

Old Business Updates:

*According to NSL, the downspouts on the buildings go directly into the ground and are not connected to the storm drain system.

New Business Review:

*Nate continues to gather data about with units have heat tape & extra insulation to help determine if there is a pattern regarding the icicle formation. Of the people that responded to Nate's email requesting information, 9 units reported water damage from the icicles. Nate is working with the insurance company to determine if the combined damage exceeds the \$10,000 deductible.

*When new owners close on their home, the title company is supposed to give the owners a welcome letter from the HOA. Christina will put a copy of this letter on the HOA Facebook page as well as a link to the HOA website.

*Mike will bring a copy of Capital Reserve Study to next month's meeting. This study was completed a few years ago.

*There has been some inconsistency how the snow removal company is plowing driveways. Nate will follow up with the company to ensure the driveways are being plowed if cars are not parked in the driveways & it is safe to do so without damaging cars. The plows have done some damage around the complex such as knocking down a street sign, a tree, part of the fence, etc. The company will repair these items in the spring when the snow melts.

*An owner has complained about pigeons residing on the roof of his home. It is very costly & can create a worse mess to remove the pigeons. If residents are leaving pet food or bird seed outside it will attract wildlife.

Financial Review:

*Dee will set up an account with University of Utah Credit Union & move some of the reserve money to a CD with that credit union.

*The HOA is maintaining its budget well. The 2016 end of year expenses were within 1% of the proposed budget (under budget).

The next HOA meeting is February 27, 2017 at 7:00pm at the south clubhouse