

Foxboro Coventry HOA Meeting Minutes - 24 March 2021

I. ROLL CALL

HOA Board Members: Karen Nuttig, Bob Hines, Phil Meyers, Lela Machado, Jessica Nish, Michelle Bunn, Joann Griffin
Property Management Company: Josh Summerhays, Rockworth Property Management
Residents/Owners: Elaine Halverson, Diane Rasmussen, Chris Buddensick, Melissa Milongo
Parking Solutions: Jared Law

II. OLD BUSINESS

- a. Read last month's minutes
- b. Open questions from owners

What is the percentage rate of renters in the property? We don't manage the renter side, we only know if there is a separate mailing address. Know there are 31 renters in the community. We don't control what an owner can and cannot do as long as they live by the bylaws. Concern by an owner of cigarette butt littering. Renters aren't as caring and respectful. Letter that will be going out this week talks about pets, leashes, and picking up trash.

Landscape company will be starting spring cleaning soon.

Owners have had some trouble with a neighbor and excessive noise. Owners with complaints should send information to Josh. Josh will interface with the owner of the unit to resolve the issue. Josh to ensure each individual violation is incurring a fine.

III. NEW BUSINESS

- a. Items from the President:
- b. Parking Solutions: Jared will be a guest

Last meeting the board requested that a representative from Parking Solutions attend the next meeting to discuss concerns from the HOA.

Parking Solutions: Got the contract November 2019, ever since then there have been a lot of issues with renters. Owners only about 20%. Sometimes they will ask if they are renting or owning.

Problems they have seen: People understand there is active enforcement and actively trying to avoid it. Don't run plates right now, can look into adding it if the board wishes. They appreciate getting texted about violations. They recommend using the Time Stamp camera app that allows photos to be time and location stamped.

Board had a concern about availability of Parking Solutions especially on Sundays. Parking Solutions has had some staffing issues, and provided an additional phone number that can be used to contact them if the office number isn't responding quickly.

Parking Solutions keeps a list of the cars they have booted in the past and the guest passes. Another issue is the timing. Board would like Parking Solutions to adjust times they are coming. Parking Solutions will start coming at 10p moving forward. They are willing to return to report to the board in the future. Most of the violators only get booted once, but there are some repeat violators.

Board appreciates the work that Parking Solutions has done, it has been a big improvement.

The Board will discuss the booting and towing numbers, how many times booted before towed. Then the board will notify parking solutions.

Board voted unanimously that after a car is booted one time Parking Solutions is authorized to tow the next time there is a violation from the same vehicle.

c. Community Warning: Attach to garages Saturday 27th

d. SEB Legal update concerning Fine Resolution

Legal opinion is that the board can adjust the fines if the majority of the board votes in favor of the change.

Board voted unanimously to increase the fines to the amounts listed below:

1st offense - warning (warning letter on garages covers this step)

2nd offense - \$50

3rd - \$75

4th - \$100

5th - \$150

e. Pond in Wetlands: No response from the city

f. Garage Sale: discuss possible dates

May 22nd is the tentative date

g. SignUp: Gym Reservations

HOA is going to see what happens with the number of infections after the mask mandate is lifted and make a decision in the April meeting about whether or not to lift COVID restrictions.

The Board plans to keep the pool reservation system the same this summer, but increase the number of people allowed at one time.

h. May Owner Letter:

IV. Josh

a. February Financials

b. Update on collections/outstanding accounts/late fees

V. SET DATE/TIME FOR NEXT MEETING

a. April 28, 2021

b. 7:00 PM in the Clubhouse on 620 Canterbury Lane