

Fox Chapel Homeowners Association  
Minutes of Board Meeting  
December 15, 2022

All board members were in attendance. They were Traci Thomas, Wade Doss, and Jenny Seeley. Bill Southworth attended as future Secretary. Erin Griffith represented the ACC. The meeting was called to order at 6:33 PM

1. Old Business

A. General Updates

**Traci reached out to attorney on 12/14 in regards to homeowner renting via Air BnB.**

**There has been no response from homeowner or Air BNB**

**Update 12/16 – attorney emailed Traci that a motion of default would be filed against Air BNB, they will have 90 days to cure the default. If they do not, Air BnB will become jointly and severally liable for the full balance owed on the judgement**

2. ACC Report

A. Open ACC issues

**1 Homeowner has not responded to multiple requests to repair/replace faded front door. Traci spoke with homeowner and has offered to help or provide resources to rectify the issue.**

**Discussed sending a final warning via certified mail at start of January with deadline date 3/31/23 to resolve the issue. If issue not resolved by this date, or plan to resolve in place, a \$25 monthly fine will be assessed to homeowner**

B. **Seen some improvements overall from previous write-ups**

C. **1 Homeowner needs a write up for garbage cans left in front of garage. These should be moved out of plain site unless at street for garbage pickup**

3. Financial Update

A. Dues

**1 Homeowner delinquent On 2017-21 dues.**

**2023 Invoices mailed on 12/21/22**

B. Expenditures

**Regular expenditures at this time (Utilities, landscaping, etc).**

**HOA has paid renewal of attorney retainer**

**Insurance payment coming due**

**Sol Terra landscape group has raised monthly rate to \$429.00**

**Dues have been increased to \$465 to cover increasing cost of expenditures**

4. New Business

General Updates

- A. **Wade Doss is resigning as Treasurer on 12/31/22 after 24 years of service! Jake Seeley will replace Wade in this role.**
  
- B. **Discussed cleaning of the Glen area. Would like to keep this area clean from overgrowth, but not so much to impede homeowners privacy from noise and lighting**
  
- C. **A walk through of neighborhood in early Spring is needed to review retention pond and fence on back of property. The neighborhood is somewhat exposed as fence line is in need of repair in several areas. This fence is the responsibility of the homeowners for upkeep**
  
- D. **Discuss/plan for a Spring social with homeowners @ annual HOA meeting**

Annual HOA Meeting

- A. **Meeting scheduled for 1/26/23 @ 7 pm at Bill & Betty Layng's home 1886. HOA will provide Betty with \$75 for drinks/snacks**

The meeting was adjourned @ 7:40 PM. The next meeting will be scheduled after the HOA annual meeting