

Fox Chapel Homeowners Association  
Minutes of Board Meeting  
March 21, 2023

All board members were in attendance. They were Traci Thomas, Jake Seeley, and Bill Southworth. Pat Gardella represented the ACC. The meeting was called to order at 6:36 PM

1. Old Business

A. General Updates

**Front Entrance – Sign and brick repair is completed. Board agrees contractor did a good job.**

**2<sup>nd</sup> phase of repair to entrance will be Electrical/Lighting, Sola Terra repair of Landscaping/Irrigation, and replacement of Christmas decorations. We expect to hear an update on claim within next 2 weeks.**

B. Reviewed conversation with Attorney regarding Homeowner with delinquent dues.

C. Board was alerted to car leaking oil parked in street. Homeowner reacted quickly and has made efforts to clean the spill in roadway.

2. ACC Report

A. Open ACC issues

**1 Homeowner has not responded to multiple requests to repair/replace faded front door. ACC will issue a \$25 fine in hopes to get homeowner to open a dialogue with board and take action to make repairs**

B. ACC schedule

**The ACC is planning a walk through of neighborhood around middle of April and will report findings**

C. ACC Requests

**A homeowner was approved for roof replacement and job has been completed**

3. Financial Update

A. Dues

**1 Homeowner delinquent On 2017-20 dues.  
All 2023 dues have been collected and deposited.**

B. Expenditures

**Regular expenditures at this time (Utilities, landscaping, attorney, etc).  
Board registration was updated with info of 2 new board members, \$20 fee  
Jake questioned a charge of \$2.10 from Amazon Prime on debit card. The charge could not be identified, so Jake will investigate and dispute charge if unauthorized**

4. New Business

General Updates

- A. **Pine Straw – discussed new Pine Straw fence line to fence line. Traci is getting a quote from Sola Terra and Board will confirm this project was included in yearly budget. Once insurance claim comes in for landscaping Board will make decision on scope of this project**

- B. **Spring social will be discussed at next meeting**

The meeting was adjourned @ 7:10 PM. The next meeting has been scheduled for April 25 @ 6:30 pm