

Fox Chapel Homeowners Association
Minutes of Board Meeting
December 6th, 2023

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

1. Old Business

A. General Updates

**Attorney was able to obtain thru garnishment the original judgement amount from Homeowner with delinquent unpaid dues
Board will discuss further action to pursue collection of post judgement costs to the HOA**

B. There was low participation for the cleanup of the Glen. There were concerns from several homeowners that too much cutting would affect their privacy. HOA will continue to monitor.

C. Thank you to Keith Rowe and Mark Myers for cleaning the perimeter fence. They will continue this project this weekend

2. ACC Report

A. Open ACC issues

**No new requests at this time.
Email will be sent regarding trash cans visible from street and other homeowners. Will send language from Covenants addressing this issue**

B. Fine Assessments

Fine assessments were sent in November and December to 2 homeowners. Invoices will continue to go out monthly + interest until paid and issues resolved.

C. Marl Myers suggested posting youtube videos on Facebook of best practices for yard/landscape at various times of year just as helpful information

3. Financial Update

A. Dues -

**Annual dues for 2024 did not increase due to some initial budget projections in our favor
Collected 15-20% of homeowner dues for 2024 to this point**

B. Expenditures

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

Insurance premium for 2024 was raised aprox \$500 for 2024. Traci will work with insurance company to get a reduction, but increases are industry wide

4. New Business

General Updates

- A. **Annual Homeowner meeting will be held 1/23 @ St. Benedict's @ 6:30 pm**
- B. **New Christmas decorations look great. Thank you Traci!**
- C. **Spring Project – Fence needs to be repaired backing up to World's Gym. Could be a “do it ourself” project**

The meeting was adjourned @ 7:33 PM. The next meeting will be the annual Homeowners meeting on 1/23