



Fox Ridge Homeowners Association

P.O. Box 58

Medical Lake, WA 99022-0058

www.foxridgehoamedicallake.org

Annual HOA Board Meeting Minutes

20 May 2024

A meeting of the Fox Ridge HOA Board was called to order at 12:00pm on 18 May 2024. Board members present: Dana Dvorak (President) and Nicole Richards (Vice President). Donald White (Member at Large) was unable to attend the meeting due to a work obligation. There were nine (9) homeowners present. A quorum was not established. Introductions were made.

After a brief outburst by some of the membership, the following agenda items were discussed:

1. Dana briefed the homeowners on the 2023 Financial Status, 2024 YTD Financial Status, and the projections for the remainder of 2024, delinquency update, and the Reserve Fund/Savings account status.
2. Dana informed the group that the homeowner residing at 1008 Fox Ridge Rd. (Ryan Stemkoski) has volunteered to fill the upcoming board vacancy, to replace Nicole Richards who has resigned her position effective 13 June 2024. A Special Board meeting will be held at a date yet to be determined to complete the election process.
3. Dana provided an update on the CC&R/Bylaw revision issue that had been discussed at the 2023 Annual Meeting. The HOA attorney (VF LAW) advised the board that a revision to the CC&Rs was not necessary, and very difficult to complete because of the high percentage of homeowners needed to approve any revision. He recommended utilizing an Enforcement Resolution to codify the authority the Fox Ridge HOA Board has when dealing with CC&R violations, outlining procedures the board must follow, and a proposed fine structure for the board to use. More specifically, the board discussed issues with homeowners making unauthorized alterations to their home/property without seeking approval using the established ARC process and actions to be taken by the HOA board against homeowners who fail to maintain their property. The board also discussed the possibility of revising the quorum requirement, lowering the percentage of homeowners necessary to achieve a quorum. A decision on the matter was not made at this time.
4. Dana informed the membership that a drought declaration had been made on 19 April 2024, that will have an impact on our HOA's usual expectation for the common area and homeowner lawns. Several homeowners have inquired about what the HOA will allow, regarding drought resistant landscaping options. Dana stated that a set of minimum standards must be established by the HOA to inform homeowners what items are acceptable. More information will follow the next HOA board member meeting.

5. Mr. Carl Munson, 808 E. Angie Ave., provided an update on the procurement of an entry monument for our neighborhood.
6. Dana briefed that consent forms will be provided to all homeowners seeking their approval to send HOA correspondence via email. Additionally, Dana informed the membership that the homeowner vote on the proposal to integrate web hosted meetings did not receive enough votes to be approved.
7. Dana opened the meeting to homeowner discussion and addressed the animosity shown by a couple of the homeowners' present (specific complaints) and other homeowner questions:
 - The board not using the "Roberts Rule of Order" meeting format.
 - Board member elections.
 - CC&R violations (vehicles, yards).
 - Path forward for enforcing violations of the ARC process.
 - Trees needing trimmed and/or removed.
 - HOA Website

The meeting was adjourned at 1:34pm. Next meeting date TBD. Thank you for your attendance!

///SIGNED///

Dana Dvorak

President, Fox Ridge HOA