

**CROSS FOX CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
6:30 P.M. ON OCTOBER 18, 2016**

The Board of Directors of the Cross Fox Condominium Association met on October 18, 2016. The following persons were in attendance:

BOARD OF DIRECTORS

Elliott Simons, President
Wendy van Antwerp, Secretary
MaatenRe Ramin, Director

A. Gerhart Witte, Vice President
Michelle Melencio, Director

OTHERS

Marie Fowler, CVI

Recording Secretary, just a MINUTE!

STATEMENT OF EXECUTIVE SESSION

Members held an Executive Session at 6:30 p.m. at the September 20, 2016 Board of Directors Meeting for discussion of legal matters and delinquencies.

REGULAR SESSION

HOMEOWNERS PRESENT

Rich DePuy, 10580 CFL

CALL TO ORDER

Elliott Simons called the Regular Session to order at 7:00 p.m.

AGENDA

Ms. Ramin made a motion to approve Agenda as submitted. Ms. Melencio seconded, motion passed.

MINUTES

Ms. Melencio made a motion to approve Minutes of the Regular Session on September 20, 2016 as submitted. Ms. van Antwerp seconded, motion passed.

MANAGEMENT REPORT

ACTION 1. Ratify 2016/2017 Meeting Dates - The Board agreed via email to meet quarterly during the 2016/2017 fiscal year. The 2016/2017 Meeting Dates are as follows. Mr. Witte made a motion to ratify the 2016/2017 meeting dates. Ms. Melencio seconded, motion passed.

January 17, 2017

April 18, 2017

June 20, 2017 – Annual Homeowners' Meeting

September 19, 2017

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ACTION 2. Investment - Ledger #0107.84, a \$75K CD, matures 10/27/16. To continue with the laddered investment program currently in place, the Board would need to purchase a \$75K CD to mature during 2019. Ms. Ramin made a motion to purchase a \$75K CD to mature during 2019. Ms. Melencio seconded, motion passed.

COMMITTEE REPORTS

None

OLD BUSINESS

2017 Budget – The Board would like to decrease the amount being budgeted for Reserve Funding by \$21K, which the Board proposes be reallocated from the Reserve account no longer needed since there is no longer a Tot Lot, to other Reserve accounts. The Reserve funding recommendations for 2017 would be met by including the reallocation of tot lot funds. The \$21K budget decrease of Reserve funding will be used for Capital Improvements. Ms. Fowler will find out the required verbiage for the resolution.

Townhouse Water Shut Offs – Proposed to be part of the Capital Improvements. Mr. Simons did check with the plumber to see if they could shut off the water valves and they said they would not.

Dumpsters – Proposed to be part of the Capital Improvements. Ms. Fowler will find out if whatever has the capability to pull dumpsters and/or if they have another option to enable the Association to remove the trash cans from Laundry Room.

NEW BUSINESS

None

OPEN DISCUSSION

Mr. DePuy reported that he is still hearing the hissing sound. Ms. Fowler will have Ms. Gatti schedule Raymar to come out and look at it.

Ms. Ramin inquired about the railings. Ms. Fowler has received information from a company in Houston. She will also get information from Exterior Concepts and Marafastos.

Ms. Ramin asked about overgrowth in area along the stretch between KFC and David's. Cameras may be good in that area. Ms. Fowler recommended waiting and see how it is going to be handled.

Ms. van Antwerp reminded the Board that they need start thinking about the curbing since it was decided it would be looked at once construction was done.

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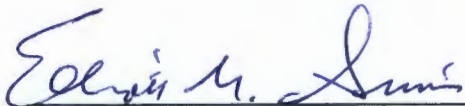
TREASURER'S REPORT

Mr. Witte stated that the current net loss per the books is about \$49K. Ms. Fowler informed the Board that about \$16K will be coming from insurance claims and will offset some of the insurance expenses. In addition, Ms. Fowler is putting together a list of reminders to encourage preventative maintenance (i.e.: checking the flapper and hot water heater), which may help decrease insurance claims.


NEXT MEETING: January 17, 2017 at 6:30 p.m.

ADJOURNMENT

Mr. Witte made a motion to adjourn the Regular Session at 7:30 p.m. Ms. Ramin seconded, motion passed.



SIGNATURE



DATE