

**Carriage Homes of Fox Ridge
Board of Directors Meeting Minutes
March 9, 2009**

Call to Order: The meeting was called to order at 7:26 p.m.

Roll Call:

President Gauger – Present
Vice President Wilson – Present
Treasurer Rogers – Present
Secretary Schicker – Absent
Member at Large – Watkins – Arrived at 7:40 p.m.

Approval of the Minutes from November 20, 2008: The minutes from November meeting were approved as written, by vote of 3-0 on a motion made by Rogers and seconded by Wilson.

Officer Reports: None of the officers had reports to present at this meeting.

Management Report: The Board reviewed the full management report in their Board packets. Management reviewed the report with the Board.

Public Comments: A brief session was held for the homeowners in attendance to make any comments or ask any questions they had.

Business:

- A. Tax Invoices – The board was informed that KSN is moving forward with the necessary legal action to resolve the outlots being sold for taxes.
- B. Audit – The Board affirmed the email vote taken to approve the proposal from Michael Cochrane to conduct an audit on the records for the year ending 2008. Motion passed 4-0.
- C. Deck Staining – Gauger explained the deck staining. Management advised the Board that AAA was informed to make it a two year contract. The Board was provided with a copy of the contract.
- D. Landscaping – Wilson made a motion to approve all recommendation by Landscape Concepts (Ornamental Plant Health Care, Horticultural Oil, Spring and Fall core aeration and Mulch). There was no second so the motion died.

- E. Exterminating – The Board reviewed a proposal Chem Wise for bee/wasps spraying. Watkins moved to accept the proposal, Rogers seconded. Vote passed 4-0.

The Board directed management to obtain proposals for removing the existing nests.

- F. Mailboxes – The Board reviewed the proposal from the Mailbox Shoppe in the amount of \$1,466.25. Rogers motioned to approve the proposal, Wilson seconded. Vote passed 4-0.

Executive Session:

- A. 615 Fox Ridge – Motion to waive pet fine of 3/16/09. Vote 4-0
- B. 628 Windsor – Motion to take possession and rent out this unit. Vote 4-0

Adjourn: Watkins moved to adjourn the meeting. Rogers seconded the motion. The motion passed 4-0 at 8:40 p.m.