

DRAFT
ROXBURY HOMEOWNERS' ASSOCIATION
BOARD MEETING
January 13, 2015

1. The meeting convened at 7:05 p.m. All board members were present:
 - Joseph Langley, President
 - Muriel Brown, Vice-President
 - Daisy McGinley, Secretary-Treasurer
 - Tonja Stewart, Director
 - Curtis Dudley, Director

2. Open session for visitors. None

3. Minutes of the November 11, 2014, meeting were submitted by the Secretary. After discussion, they were accepted unanimously with one editorial change.

4. **ACC Report.** There was no November ACC meeting.

5. **Treasurer's Report**
 - For the month of November, the Treasurer reported that income exceeded expenses by about \$4,100. Expenses were normal. Delinquent assessments at the end of November were about \$13,900 with eight owners being more than one quarter delinquent. Total reserves at the end of November were about \$62,000.
 - For the month of December, expenses exceeded income by about \$1,100 which was normal for the third month of the quarter. Delinquent assessments were about \$13,000 with seven owners being more than one quarter delinquent. Total reserves were about \$60,900.
 - The Treasurer reported that we received the usual monthly payments for Ms. Maxwell's account. We should be receiving the garnishment for Mr. Kusi's account this month. Robin Potter is scheduled for closing on January 29 and the full amount of her assessments (about \$1,800) will be collected.
 - After discussion, the Board unanimously approved the report.

6. **Communications.** The Secretary reported that she had received a copy of the fire lane plan from the Fire Marshall. She had already notified the members about the estimate for installing one electric street light on Roxbury Drive.

7. **Old Business**
 - The Secretary showed the Board members the fire lane plan which is in three sections showing the entire community with yellow highlights for the yellow curbs. It is too large to make copies so it will remain in the HOA permanent files.
 - The Secretary put out the new signs to announce the meeting. She asked Curtis Dudley about any costs he incurred. He stated that he spent \$34 for the white boards. She will prepare a check to reimburse him.
 - The Secretary reported that she finally got the new towing signs. Maybe she and the President can put them up next Sunday if the weather permits.
 - The Secretary reported that her fence research led to a company in Maryland that sells the fencing we were thinking about installing around the bushes at the entrance. She had not

gotten any cost estimates yet. Curtis Dudley stated that he had been thinking that it would be easier and cheaper to use wire mesh which we could get in green to be less noticeable. He will check on the cost. The Board agreed that the wire mesh might be better.

- The Secretary reported that the attorney agreed that we should get the workmen's compensation policy. She will contact the insurance broker to get the policy. Curtis suggested that we still try to check on ways to amend our documents to require all homeowners to have insurance coverage so that the HOA did not have to pay for more insurance. The Secretary will contact the attorney about that issue.
- The President suggested that due to the high cost of installing a new electric street light that we first try to find a different style solar light that might work better than what we have or find different bulbs to give more light. He will see what he can find.
- We still have to install the stop sign on Roxbury Drive beside DeWayne's house on the pole for the fire lane sign. We still need to get a pole for a no parking sign at the new yellow curb near the entrance and a pole for a stop sign on Roxbury Court.

8. **New Business**

- The Secretary mentioned that the lawn service contract will be coming up for renewal next Fall so if the Board wants to consider a new contractor, she will need the names of some companies that we could contact.

9. The meeting was adjourned at 8:10 p.m. The date for the next meeting is February 10, 2015, at 7:00 p.m.

Minutes submitted by

Daisy McGinley
Secretary-Treasurer, RHOA