

DRAFT
ROXBURY HOMEOWNERS' ASSOCIATION
BOARD MEETING
June 9, 2015

1. The meeting convened at 7:07 p.m. The following 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 May 12, 2015, meeting were submitted by the Secretary. After discussion, they were accepted unanimously.

4. **ACC Report.** Minutes of the May 12, 2015, ACC meeting were submitted by the Secretary.

5. **Treasurer's Report**
 - For the month of May, the Treasurer reported that income exceeded expenses by about \$8,500. Expenses were normal for the month with the addition of the repair expense for two street lights. Total reserves at the end of May were about \$80,500. Total delinquencies were about \$10,100.
 - The Treasurer reported that we received the May payment for Ms. Maxwell's account and the attorney is attempting to garnish Ms. Lindsey's bank account.
 - After discussion, the Board unanimously approved the report.

6. **Communications.** The Secretary reported that she had a conversation with the attorney regarding our trash fees and an ACC change request from Deborah Morefield of 3809 Roxbury Court.

7. **Old Business**
 - Curtis Dudley volunteered to cut down the two bushes at the entrance and will contact Terry Blockett about using his truck to help haul them away.
 - The Secretary reported that the electrician repaired the street light by the shed on Roxbury Lane and had to replace the battery for the solar light at the left side of the entrance. It now seems to be working.
 - The Vice President reported that the contest winners for the best yards were Lori Ross on Roxbury Drive and Rosa Bahta on Roxbury Lane. They each received a \$25 gift card from Home Depot.
 - The Secretary reported that the notice of the Annual Meeting was mailed to all owners last week.
 - The President suggested deferring further discussion of the access to Roxbury at Buckman Road until after the Annual Meeting when we will have some feedback from the residents.
 - The Secretary reported that she had mentioned the possible need for electricity at Buckman Road for some kind of access gate to the electrician when they were discussing the new

lights along Roxbury Place. He will include an access door at the base of the last street light to facilitate connecting to the electrical line.

- The tree from Carol Maxwell has already been planted.
- The Secretary reported that she had discussed the complaints about the Saturday mowing with the Professional Grounds supervisor and he will come to the site the next time they mow to observe their work.

8. **New Business**

- The Treasurer submitted the draft budget for discussion. This is the last time that we can show the trash fees separately since it is illegal for the fees to be passed through to the owners. In future, the total assessment must be used to determine the annual increase just like insurance, lawn maintenance, snow removal, etc. The courts are now taking a hard look at the delinquent account history and disallowing any extra fees that are not specifically provided for in the governing documents. Trash fees must be included as part of the expenses covered by the dues. The judge in the latest wage garnishment action for Mr. Kusi threw out the trash fees that were listed as separate line items so we will have to write off part of his balance as uncollectible. The Secretary is trying to reconcile the amounts. She has added expenses for the update to the reserve study which is due this December and \$14,000 for the new street lights. She still has not received the estimate from the electrician. After discussion, the Board unanimously approved the budget for the year ending June 30, 2016.
- The Secretary submitted a draft of the agenda for the Annual Meeting which was accepted by the Board.
- The Annual Meeting is scheduled to start at 8:00 p.m. on June 30 so the Secretary will go to the church about 7:00 p.m. to start setting up for the meeting. Tonja Stewart volunteered to bring the refreshments.

9. The meeting was adjourned at 8:20 p.m. The normal date for the next meeting is July 14, 2015, at 7:00 p.m. This may change depending on the outcome of the election of Directors.

Minutes submitted by

Daisy McGinley
Secretary-Treasurer, RHOA