



Foxtail Addition South Owner's Association, Inc.
Annual Meeting
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814
October 12, 2021

Annual Meeting Minutes

I. Call to Order – 1:06PM

Board Members Present:

Brandon Collins – President
Melissa Wells – Vice President
Lisa Briner – Treasurer

Attendees:

Jason Kindred – President, Architerra Homes

II. Open Forum

At this time, the Board elected to maintain the restriction on meeting attendance to the declarant only.

Motion: Melissa Wells
Second: Lisa Briner
Ayes: Brandon Collins

III. Approval of Minutes

The Board approved of the minutes from the last Board of Directors Meeting that occurred on 11/30/2019.

Motion: Brandon Collins
Second: Lisa Briner
Ayes: Melissa Wells

IV. New Business

a. Mailbox upgrade for the 42 homes on Kit Fox and Vulpes

The Board approved of the Special Assessment project, which would put the Special Assessment to a vote of the impacted members for a cost of \$304.99 per homeowner, for the purpose of upgrading the mailboxes to the CBU cluster units. The Board established a voting deadline of 12/31/2021, a deadline for that collection of the special assessment upon approval of the vote by 3/31/2022, and a late fee charge of \$25.00 per day if the special assessment is not received by the deadline. The Board also declared that if this special assessment does not receive approval from the membership, the Board will not reconsider this project for a minimum of 5 years.

Motion: Brandon Collins
Second: Melissa Wells
Ayes: Lisa Briner

Managed by:
Architerra Homes, LLC.



b. Landscape contract update for 2022

Alpine Landscape updated their proposal for next year with their anticipated price increases. The Board approved of the contract with Alpine.

Motion: Brandon Collins
Second: Lisa Briner
Ayes: Melissa Wells

c. Management contract with HOAM

Home Owner Association Management (HOAM) has provided a proposal for their standard contracted duties for the management of this Association. Their price is \$4 per unit per month. The Board approved of the contract with HOAM.

Motion: Melissa Wells
Second: Lisa Briner
Abstain: Brandon Collins

d. Budget update for 2022

The Board approved of the budget for 2022, with the included adjustments.

Motion: Lisa Briner
Second: Melissa Wells
Ayes: Brandon Collins

e. Assessment Increase

The Board approved of an assessment increase to \$360.00 per year, paid in quarterly increments of \$90.00 per quarter. The Rear-Loaded lots will pay \$400.00 per year, paid in increments of \$100.00 per quarter.

Motion: Brandon Collins
Second: Melissa Wells
Ayes: Lisa Briner

f. Resolution for CC&R changes

The Board approved of the provided CC&R changes.

Motion: Brandon Collins
Second: Melissa Wells
Ayes: Lisa Briner

V. Adjournment – 2:30PM