

Fox Creek HOA Meeting

To: Residents of Fox Creek

What: Semi-annual neighborhood meeting

Where: Fox Creek Center Church - [33365 335th Street, Waukee, Iowa 50263](#)

When: Sunday, November 7, 2021, from 12:30pm to 2:30pm

Agenda:

- I. Board introduction
- II. Financial Review –
 - a) Brian went through high-level.
 - b) Question on Legal fees in March. Dan B. explained these came up as part of discussions around a perimeter fence. Board sought legal advice when handling.
 - c) Board will send email after meeting with documents.
- III. Road repair / entrance repair summary
 - a) Talked through road repairs and main entrance fix (WDM covered)
 - b) Snow removal – Brian is contact and must be at least 1 ½ inches before they come out.
 - c) Talked about how it would help if they put less salt down when they come out. Only apply when/where needed. John M. will review with RJ and communicate.
 - d) Brian talked about overlay (2 inches) and future bigger construction to fix roads. Fixes would be in increments. Estimate 350 – 400k for whole neighborhood.
- IV. Covenants / ACC rule reminder
 - a) John M. handling emails and went back to catch up on ones that were not addressed.
 - b) Monitoring email weekly.
 - c) Reminder for all residents to try and abide by covenants.
 - d) Board is working on process with ACC on approval process. Board will communicate before next annual meeting.
 - e) Zach Bunkers & John Micka are currently on ACC. Need 1 more person.
 - f) Board is working on getting boxes of paper documents scanned so we can get historical information digitized.

V. Neighborhood zoning

- a) Brian gave update on potential annexation.
- b) Reminder that Board cannot approve or move forward with anything on their own. Would have to be agreed upon by residents.
- c) Peter shared some info he received when talking to WDM.
 - i) Since we have private water that may be a way, we can stay rural.
- d) Clyde Evans was present and gave some updates and answered questions.
 - i) Streets: City typically doesn't take over private street. If we want them to, must be brought up to city standard (gutters, curbs, streetlights, etc.). They usually recommend HOAs to keep things private.
 - ii) Emergency services – would have access if annexed.
 - iii) Water lines: WDM had discussions with our water company about taking over water system.
 - iv) Potential island. Likely to happen in the next 5 years.
 - (1) Voluntary annexation
 - (a) Based on land area (total acres). Signed petitions representing 80% of land area. 20% that did not sign would be part of the annexation. State law says this can be done.
 - (b) 100% land ownership wanting to annex.
 - (2) Involuntary annexation (haven't done before)
 - (a) Mission/board appointed made up of property owners as well as city of WDM. Election – all registered voters in area along with entire city. Typically, do not go the way of people being annexed. Costly.
- v) Open burning. Legally not allowed. There are some exemptions.
- vi) Someone asked about stop light at Grand Prairie. Clyde said it will happen at some point along with the road being widened. Traffic has to be at a certain capacity, and it is not close to that yet.
- vii) Grand Prairie will eventually go further south. Project will be done by end of next year.
- viii) North side of our neighborhood – no plan for development right now.
- ix) Increase in our tax rate? Typically, with annexation it takes about a year and half before it comes up on tax bill. Anywhere from 23-25% increase in taxes. To offset, will do sliding scale 5-year abatement (could be negotiated).
- x) Benefit would be EMS services.
- xi) Negotiations – they have worked with other neighborhoods to assist with things that helped them out. Could have longer tax abatement.
- xii) Would street address change? He assumes they would stay the same. City would be WDM, but zip code would be the same since mail comes from Waukee.
- xiii) Have annexation agreements with Waukee and Van Meter to limit how much they can take over. Agreements last for 10 years.

- e) Brian put together list of things we may want to consider negotiating. We welcome residents' thoughts/ideas.
- f) Clyde's contact info: clyde.evans@wdm.iowa.gov or 515-273-0770

VI. Open Q&A

- a) Sign "Private Drive" is faded. Brian will look at and see if he can clean it up at some point.
- b) 40 mph sign on Mills Civic not in a good spot as people are coming down the hill (WDM responsibility). They did put up radar which has helped some. Clyde noted this too.
- c) Enforcement – talked about the difficulty in doing this. Most residents have some violation. We could start enforcing minimal fines.
 - i) Trying to log covenants that may need changed. Trying to do that all at once since there are legal fees involved. Encourage residents to bring up any covenants they feel need modified.
 - ii) Send email to FCOA with any concerns.
- d) Suggestion of sending out survey to residents to get a feel for what concerns are. Dan B. will work on this.
- e) Directory – add it to the newsletter possibly. Maybe add lot/name to website.
- f) Light broke by 'Fox Creek' sign. We believe Water board would be responsible. Brian will investigate it.
- g) Fiber optics in community? Board can look into this.
- h) Brought up concerns with speeding in neighborhood including golf carts. Reminder for everyone to be cautious and slow down.
- i) Newsletter in the works.