



Foxhall Community Association
Board of Directors Meeting
August 4, 2022
Zoom 7:00 p.m.

Board Members Present:

John McKinnon, Secretary
Greg Darnell, Treasurer
Karen Dillon, At-large/Facilities
Katie Bundtrock, Vice President
Andrew Kolibas, President

Board Members Absent:

Foxhall Members in Attendance:

Donna Bosshard

Call to Order (Katie)

Katie called the meeting to order at 7:04 p.m. via zoom.

July 7, 2022 Minutes (John)

Motion: Approve minutes of FCA Board Meeting dated July 7, 2022, as revised. Moved to approve by Greg. Seconded by Karen. Discussion: None. Result: motion approved unanimously

Verify members in attendance for minutes (John)

Five board members and one guest were in attendance.

Budget Discussion (Greg) See survey results.

Survey responses: 19 responses from 18 properties. Greg shared responses to survey: all expenditures came out with a majority of responses in favor of listed budget items. Andrew noted that there was less support for spraying at park 2 than at park 1, though still more in favor than opposed.

Greg then showed the narrative responses. The board discussed the pros and cons of deferring additional projects. Board proposed putting a post on Facebook to recap the history of funding commitments for picnic shelter. Greg explained history of contact with properties with troublesome dogs. Greg suggested that perhaps we could post a recap of settled court case to clarify questions regarding trail use. The comment regarding hazard trees raised a discussion of further need for informing members about the property owner responsibilities. Board discussed use of gravel as footing for horses and walkers. Greg responded to comment regarding property bordering Vetas property. Beyond maintaining a good relationship with property owner, there is nothing we can do about their choice of fencing. John agrees that it would have been good to include a survey in the physical mailing with the proposed budget. Greg proposes that we begin a practice of posting draft minutes and agenda in advance of scheduled meetings.

The Board reviewed some elements of proposed budget document. See proposed budget.

Motion: Karen moved to adopt the proposed budget as presented. Katie seconded. Discussion: wording of motion was confirmed. Passed unanimously.

Contents of Budget Mailing (John)

Discussed nature of mailing and emails going to wrong address or spam. Bring some opt-in forms to picnic.

This mailing will include budget, disclosure, proxy and cover letter.

Proposed an additional community notes in the fall to inform membership of board actions, news.

Old Business

Katie discussed needs for picnic. Greg will bring grill. Karen will help with ice and coolers.

Andrew/Karena can bring tables. Some people have volunteered canopies. Set up may begin at around 9:00. Karena will be organizing games and prizes.

Katie will continue to try to organize play equipment study group.

New Business

Greg got information regarding motorized vehicles on trails with respect to our insurance policy. (See insurance q and a). Included question about rider for optional uses. We will revisit in future board meeting.

Upcoming Meetings and Events

- Second budget mailing: August 10,
- Foxhall Picnic: August 6th
- Budget Ratification Meeting: August 30, park 1
- Board of Directors Meeting September 29
- Board of Directors Meeting November

Katie moved to adjourn. Seconded by Karen. Discussion: none. Motion passed unanimously.

Meeting adjourned at 8:34 p.m.

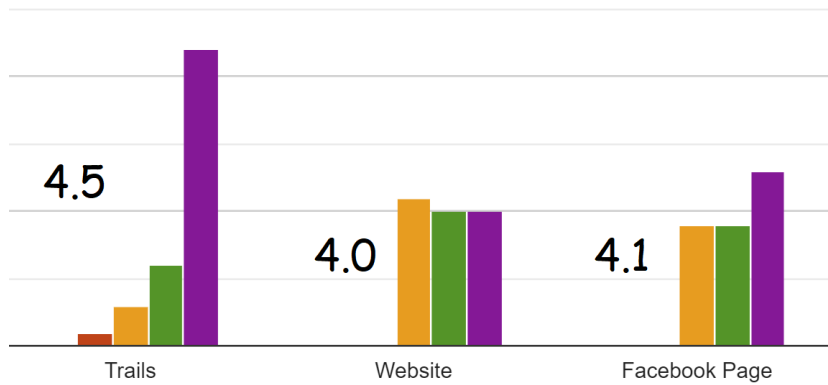
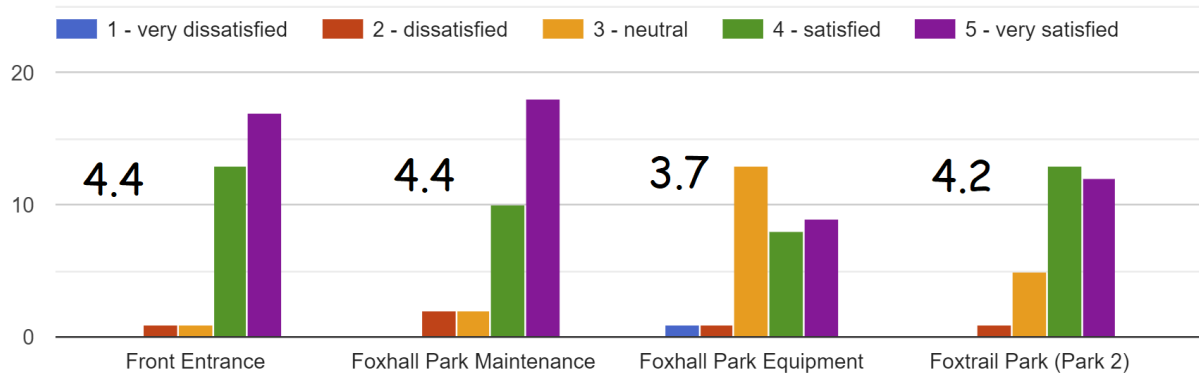
Member Comments

Donna asked about number of survey responses – 18 households. Suggests that we send survey results with budget mailing like last year. Is concerned with lack of participation on behalf of membership. Suggests newsletters to invite membership to vote on big ticket items such as the picnic shelter.

Approved, Sept. 29, 2022

Foxhall Spring 2022 Member Survey Results

General Satisfaction



With all the younger families that are moving into the development I think replacing the playground equipment would be a good idea. The existing equipment is old and tired.

Front entrance needs some lighting . As you approach from the west and turn left it is difficult to tell where the bullhead is on the east side of FH drive. Even a solar light pushed in ground of flower bed.

I haven't used the Foxhall Park equipment. It looks good as I drive by. I don't have children.

Don't really use the parks, so I have no real opinion about equipment.

The Foxhall front entrance needs much needed Care and Feeding and the Grass in Park 1 needs Weeding and aeration and over seeding with watering!

The playground equipment is getting old.

My 3s are because I don't use those things.

Spray weeds no both parks now - the donated weed spraying at Park 2 last year did great

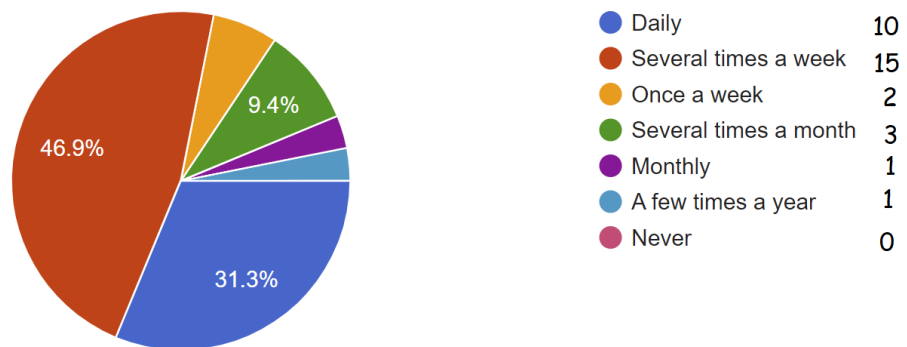
We Are very new so sometimes I'll have no opinion.

Play structure needs to be replaced. Park grass needs more maintenance than mowing. If you got rid of the weeds, grew grass, you could rent the park fields. Alternative revenue source.

Trails

How often do you use the trails?

32 responses



Do you use Canyon Trail?

32 responses

[Copy](#)



Any further comments on Foxhall Trails?

18 responses

Trails are awesome! They add considerable value to each lot in Foxhall due to their uniqueness in the area.

Need more get on places for horseback riders

I love them! I don't use Canyon trail because it's pretty far from my home. I need to get over there. I mostly use Happy Trail, Squirrel, Blackberry, 4 corners, Camp, RockHill, DeerTrail

Thankful for the wonderful trail committee

Trail Committee is doing a great job!

Close the Canyon Trail Now .. it's Unsafe and a Huge Insurance Liability for the HOA!

I believe the trails are an important asset to our area and appreciate the way they are being maintained. Have lived here since 1987 and they didn't use to be maintained to this degree.

canyon trail is beautiful and provides access for storm water control. We use this trail very often as it provides more cardio exercise than most of our flatter trails.

I love the trails and use them all the time. I try to help out with maintenance as I go (trimming blackberries and small branches, moving fallen limbs).

Thanks so much to all the community volunteers. The trails are in great shape and I really appreciate being able to use them year-round. The canyon trail is lovely, and is certainly a favorite of mine.

Grateful for and enjoy using our trails, and the smiling faces of our residents using them.

Generally Very Satisfied

Thank you to our volunteers.

We appreciate the work Trails Committee has done!

The trails committee is doing great work!!

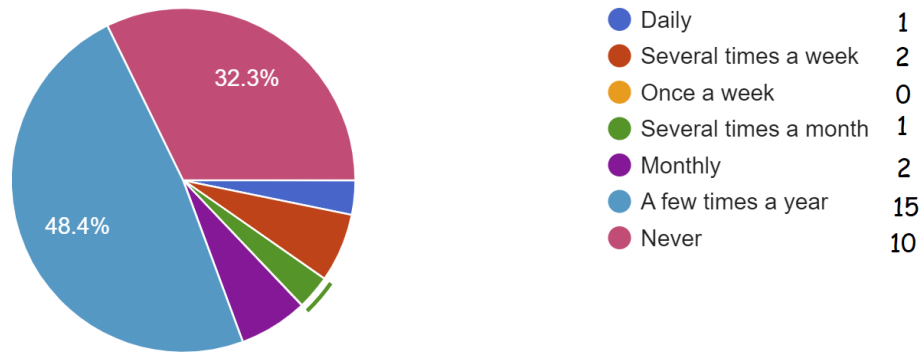
Love Canyon Trail and all the trails, our great asset at Foxhall!

We use the trails multiple times daily and often access them from Canyon trail. Please keep all the trails maintained! We're happy to lend a hand.

They're in fine shape and don't need to be mud free 365 days a year. You've spread enough gravel. Loose gravel makes it difficult and dangerous for riding my mountain bike.

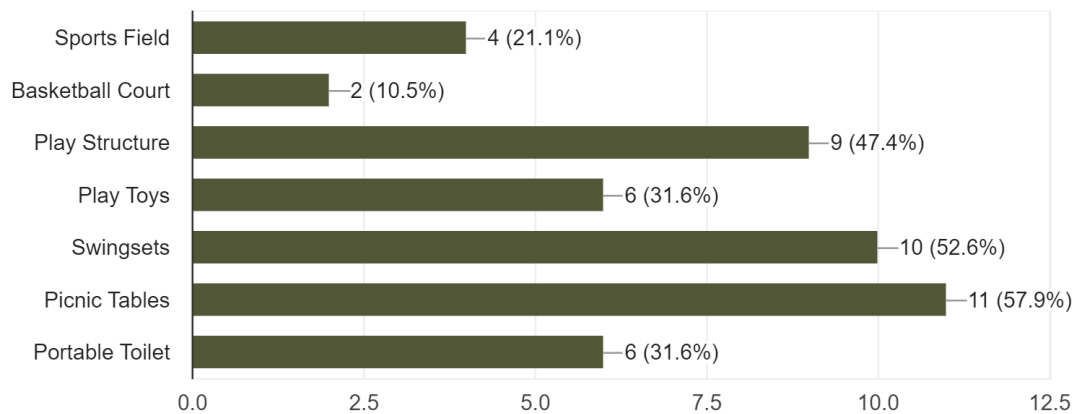
How often do you use Foxhall Park?

31 responses



Which park features do you, your family or guests use?

19 responses



Any further comments on Park 1?

13 responses

I would use the park more if the picnic shelter was completed.

I occasionally go there

I'm new to Foxhall, so I haven't really used the park. Now that the weather is warming up, I'll go over. We'll use the picnic tables this summer. If kids come to visit we'll use the playstructure.

we use none of the park

Secure the Port a Potty so it can't be knocked over .

I appreciate the park but we have never used but do understand it's an asset to the community

Even though I don't use the park, I still value it. I'm glad we have it.

The picnic shelter will be an excellent addition and make it a nice community meeting space.

Will use park more after our community raises the roof on our picnic shelter.

Over the years, have used all parts of the park that were available.

New, so these are uses I think we will have for park

Finish the picnic shelter this year, don't wait. A year round porta potty would be sanitary!

I'm not in favor of using our dues to build the picnic structure.

New Projects

Please indicate your interest in having Foxhall money spent on the following projects, using a scale of 1 to 5 (1 = no interest, 5 = very interested)

[Paved walking/running trail around Park 1]	2.25
[Dry weather dog park at retention pond]	2.25
[Year-round portable toilet in Park 1 (est \$600 extra)]	2.22
[Horseshoe pit in Park 1]	2.19
[New play structure sooner than currently budgeted (2028)t. \$12-20,000]]	2.16
[Built-in BBQ in Park 1]	1.97
[Shorter basketball hoop for kids (est \$1000)]	1.88
[Fenced dog park in Park 2]	1.88
[Shade for playground equipment (\$20,000)]	1.63
[Disc golf play area in Park 2]	1.50
[Pickleball court in Park 2 (est. \$20-40,000)]	1.34

Other ideas not listed above?

8 responses

Don't change park 2

Note- I'm neutral on most of the suggestions because I don't have kids. But I'd certainly support these ideas if families with kids want more in the park.

People with horses sometime use Park 2 so a dog park does not seem like a good match

no—quit spending homeowners money

Leave the Retention Pond Alone and Keep it Closed and Secured .. It's another HOA Insurance Liability!

Sidewalk from picnic shelter to playground, and small shelter beside the playground.

community solar

It would be nice if the park lawn were maintained or reseeded so it could consistently be used as a sport field. What about adding soccer goals too?

Private Road questions

5 responses from members on private roads (none from 42nd Ct); 100% wanted volunteers to plow roads when needed

Dues Billing

27 members on opt-in email list; 21 would like dues invoice via email; 11 willing to pay 3% surcharge for credit card payment

Foxhall Community Association
Fiscal Year 2022-2023 Adopted Budget

BUDGET CATEGORIES	FY 2021-2022			FY 2022-2023
	Adopted	Actuals	Full Year	Adopted
	8/5/2021	6/24/2022	Estimate	8/2/2022
ADMINISTRATIVE AND OPERATING EXPENSES				
County & Federal taxes	800	754	754	800
State Licenses and Fees	30	18	25	30
Miscellaneous (ballots, bank charge, etc)	100	69	100	100
Postal Mailing Box rent	220	198	220	220
Treasurer Expenses & Software	500	246	500	500
Admin. Supplies	150	0	150	150
Mailings	800	0	800	800
Web Site & Zoom	507	131	500	500
Picnic	350	0	400	400
Insurance - General Liability	1,500	1,545	1,545	1,650
Insurance - Directors & Officers	1,700	8,653	5,477	2,200
Insurance - D&O lawsuit contingency	0	0	0	0
Insurance - Umbrella Policy	1,300	1,465	1,465	1,550
<Insurance Sum/Subtotals>	4,500	11,663	8,487	5,400
Legal and Professional Fees	2,500	462	2,500	2,500
<<Subtotal, Operating Expenses>>	10,457	13,541	14,436	11,400
REPAIRS & MAINTENANCE OF COMMON AREAS				
Park 1 Mowing & Maintenance	5,100	1,444	6,364	7,500
Park 2 Mowing & Maintenance	1,300	243	1,350	1,500
Retention pond Mowing & Maintenance	2,600	414	2,592	2,700
Trail Mowing	2,600	1,318	2,689	2,800
Trail Safety & Maintenance	2,500	721	2,500	3,400
Main Entrance Water & Maintenance	1,000	215	1,000	1,000
Contingency	0	0	0	0
Winter Snow Plow Roads	750	0	0	100
<<Subtotal, Repairs/Maintenance>>	15,850	4,355	16,495	19,000
IMPROVEMENT PROJECTS				
Picnic Shelter	3,000	361	3,000	3,000
Road Signs, Trash Gates, Park 1 reseed & aerate	0	0	0	1,510
<<Subtotal, Improvements>>	3,000	361	3,000	4,510
RESERVE FUND				
Replenishment of Reserve Fund	7,500	7,500	7,500	7,214
TOTAL EXPENSES	\$36,807	\$25,757	\$41,431	\$42,124

Foxhall Community Association
Fiscal Year 2022-2023 Adopted Budget

Dues: The annual dues amount of \$330 per year represents an increase of \$30 per lot for a total of \$330 per year.

The total adopted budget for next year is \$42,124. This represents roughly \$345 per lot. The board opted to utilize \$1800 from the 2020-2021 fiscal year surplus to reduce the 2022-2023 dues to \$330.

RCW 64.90.525 mandates that dues and assessments are now part of the budget approval process. The dues amount specified in the bylaws is now superseded by the dues incorporated in the budget process (RCW 64.90.080(2)).

<u>Reserve Fund Disclosure</u>	
FCA does have a current reserve study that complies with RCW 64.90.550.	
Annual Contributions to the Reserve Fund	
The current (2021-2022) regular reserve assessments budgeted for annual contribution to the reserve account.	\$7,500
The Recommended annual contribution to reserves for the fiscal year ending in 2021. The Reserve Study consultant recommends this level of contribution as part of a plan to achieve full funding within ten years.	\$7,689
The Proposed annual contribution to reserves for the fiscal year ending in 2022, as identified in the adopted budget. The adopted budget does not meet the reserve study recommendation.	\$7,214
The difference between the Proposed and Recommended annual contributions to reserves.	(\$475)
Current Deficiency in Reserve Funds Compared to a Fully Funded Balance	
(The fully funded balance - FFB - represents the value of the "life used up," or depreciation, of components that Foxhall will need to replace in the next 30 years. For example, the play structure component at park 1 has used up 17 of its 25 years of life, so \$10,200 of its \$15,000 replacement cost is figured into the FFB.)	
The projected fiscal year end 2022 reserve balance, per the budget.	\$27,745
The projected fiscal year end 2022 fully funded balance per the reserve study.	\$69,428
The total deficiency in reserves compared to the fully funded balance.	(\$41,683)
The deficiency in reserves per lot/unit.	\$342
At this time the FCA's reserve fund is 40% of the fully funded balance.	

Q&A with Liberty Mutual underwriter

Q: Can we allow motorized vehicles on the trails?

A: Unfortunately, we will have to get off the account if ATV's (motorized vehicles) are allowed to be on the trail.

Followup questions

Q: Does "motorized" include anything with a motor, whether it's gasoline, diesel, electric or other power source? So electric golf carts, e-bikes, Segways, and future things that don't even exist yet.

A: To answer your question: Does "motorized" include anything with a motor, whether it's gasoline, diesel, electric or other power source? Yes

Q: If they do consider e-bikes to be motorized vehicles, and thus not opt to continue insuring us if those were allowed, would they still allow us to follow the Washington State DNR exception that allows e-bike users with disabilities (i.e. with a disabled parking placard) to use class 1 or 2 e-bikes on the trails? We would like to make some allowance for disabled users to access the trails if possible.

A: Private use for pedestrian walking, equestrian (walking pace) and occasional pedal bicycle use. I'm ok with people with disabilities utilizing motorized wheelchairs that usually go at a slower pace (5 miles/ hr) than other motorized equipment such as e-bikes, atvs, golf carts, Segways etc.