



**Foxhall Community Association**  
**Board of Directors Meeting**  
**January 6, 2022**  
**Via Zoom 7:00 p.m.**

<b>Board Members Present:</b> Robert Jackson, President John McKinnon, Secretary Elaine Vaughn, Facilities/At Large Greg Darnell, Treasurer Andrew Kolibas, Vice President	<b>Foxhall Members in Attendance:</b> Donna Bosshard Doug Dyjak Heather Vetas
<b>Board Members Absent:</b> None	

### **Call to Order**

Bob called the meeting to order at 7:02p.m.

### **November 4, 2021 Minutes (Andrew)**

*Motion: Approve minutes of FCA Board Meeting dated November 4, 2021. Moved by Bob. Seconded by Andrew. Discussion: None. Result: motion approved*

### **Financial Update (Greg)**

- Update on lien actions by lawyer: First property has not responded to lawyer's letter. Shall we start foreclosure process? Greg may seek advice from lawyer and board. How long could process take and what is the cost to the association (initially and ultimately)? We may have records of past lien actions to research history of this type of action. Board has asked about communication with property owner. Would next step include another letter to warn of foreclosure process? Have we offered option of payment in installments? We have no indication that they are in need of accommodation. They own multiple properties in the county and all properties are up to date in property taxes. The Board has no desire to evict anyone during the winter. Greg will contact lawyer with questions.
- The second property made their late payment following the letter from the lawyer.
- Late dues notices to go out soon including a statement of an October deadline to avoid a lien. Only 4 property owners have not paid this year's dues.
- Budget update: no unexpected expenses to report.

### **Budget Planning (Greg, John)**

- Should we consider contracting for future snow plowing? Do we consider snow removal a responsibility of the association? Greg feels that our only responsibility is for our private roads. Last March the board discussed the topic but made no move to take on the responsibility. The board discussed an opt-out option for plowing last year, but volunteer plowing is not necessarily responsive to individual requests and the board does not want to take on the coordination of these volunteer efforts. There is also the possibility of damage to public and private roads by the tractors. Andrew wonders if we should refrain from FCA organized efforts. Bob would like to leave it as a neighbor to neighbor effort. Elaine also feels that it should not be a FCA effort. We don't seem to have a history of contracting for removal. Does the FCA have face potential liability for not plowing? Greg will ask the lawyer. Discussion ranged into topics of phone tree and emergency coordination and communication within association. No actions taken.

- John asked if we can identify some future expenses not included in the reserve study - wants and needs – as an aid to creating each budget. For example: park 2 improvements, realignment of trail segments, street signage, additions to the reserve fund, etc. These items can be considered when building the budget or referenced as options for the use of budget surpluses. Members can offer suggestions and participate in the prioritizing of choices. The board responded that our annual membership surveys and trail committee budget requests already provide that information.
- Greg proposed that we do set up a single topic meeting on reserve funding that is open to the members. Also, we should survey membership regarding wants and needs, including member willingness to participate in the study of options and proposals.
- John volunteers to investigate options for greater return on the reserve fund balance. No objections for investigating this question.

#### **Picnic Shelter Fundraising and Flyer (Greg)**

- Review for approval and distribution the “Raise the Roof” flyer proposed by picnic shelter committee. The board suggested adding the funding target to the flyer. Feedback regarding revisions will be forwarded to the Picnic Shelter Committee.
- Park 1 drainage swale update: Greg has observed that it is currently working well despite recent heavy rains.

#### **Foxhall Park and Private Road Signage**

- The board resumed the tabled discussion of possible signage at Park 1, Foxhall Court and other private roads. Is this something for survey? Can we poll private road people? Elaine feels we do any new signage consistently for all private roads or do none at all.
- *Andrew made motion to put up dead end signs as posted elsewhere in county. Seconded by Elaine. Passed unanimously. Elaine will follow up with the county regarding standards for private road signage.*

#### **Review of By-laws and/or Covenants (John)**

- John proposes we get an estimate from our new attorney for a review of our governing documents. There are elements regarding budgets and dues that have been superseded by new laws. Are there weaknesses in the covenants or our practices that need to be addressed? Utility easements on private roads? What is the legal relationship between the Board and the ACC? Who is responsible for oversight, membership on the committee, enforcement actions?
- Board oks the idea of contacting the attorney for an estimate. John will initiate the process.

#### **Discuss recruiting of candidates for the board.**

- No candidates at this time.

#### **Set date for General Membership meeting.**

- Discussion of dates for various mailings and meetings related to Elections (mailing to invite nominees and deadline for inclusion on ballot, date of mailing to give official notice of meeting, board meetings to plan for content of mailings – fundraiser flyer, candidates/ballots, survey, community notes, etc.)
- Elaine suggests Facebook post as an early announcement in advance of February letter.
- Community Notes: snow plow reimbursement, other topics or news to include?

#### **New Business**

- Bob noted that flooding at Canyon Trail is going to add to our trails expenses in the next budget.

- Elaine will contact county again regarding the promised ditch clearing/grading.
- Greg offered to contact the county regarding resizing the outlet orifice in retention pond.
- Bob noted that the work by the Board to initiate improvements to the retention pond has likely averted catastrophic failure during this recent period of historic rainfall.
- Greg proposes buying a greater quantity of sand to have on hand for next year's snow season.

#### **Board Schedule**

- Board of Directors Meeting: February 18th, mailing to follow (April 1 deadline for nominations)
- Board of Directors Meeting: March 3 dedicated to Reserve Study and Funding
- Board of Directors Meeting: April 1 mailing to follow
- General Membership Meeting and Board Election: time tbd April 29

*Andrew moved to adjourn, Elaine seconded*

*Approved unanimously*

Meeting adjourned at 8:55 p.m.

#### Member Comments

Donna Bosshard: Suggested sending gift cards to those people who volunteered to plow; volunteered to send photos of current flooding at park; objected to spending money on Canyon Trail.

Approved February 18, 2022