



Foxhall Community Association
Board of Directors Meeting
September 29, 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:

Theresa Lowe
Donna Bosshard
Denise Solveson
Doug Dyjak

Call to Order (Andrew)

Andrew called the meeting to order at 7:01 p.m. via zoom.

August 4, 2022 Minutes (John)

Motion: Approve minutes of FCA Board Meeting dated August 4, 2022. Moved to approve by Greg. Seconded by Katie. Discussion: None. Result: motion approved unanimously.

Verify members in attendance for minutes (John)

Five board members and four guests were in attendance.

Financial Update (Greg)

Discussed expenses still coming in, only mowing expenses for last year yet to come in. \$1500 over on operating expenses, mowing expenses were higher by about \$600. Overall \$3100 more than previous year. After considering other contributions, \$5162 in surplus.

Facilities Update (Karen)

Summary of projects and priorities (not including trail committee or picnic shelter projects)

Retention Pond - After doing the inspection with Greg, and walking the pond with Kit, these tasks came up:

1. Trap Moles

- Karen spoke with Alan Vaughn and he's going to visit the pond and see about setting traps, after he works on the Picnic Shelter.

2. Increase the size of the outlet pipe

- An application to the county is needed. Greg volunteered to write up the application for the discharge outlet.

3. Back side of dam - remove plants (that can't be weed whacked)

4. Remove blackberries against the fence by the back gate (will need excavator)

5. Add a chain to the front gate so it can be locked. Done.

6. Make paths for the water to flow across the trail on the backside of the dam.

7. Add retention pond trash gates (\$500 in the budget).

Park

8. Maintenance on play structures:

- a. slide - bolt missing, board deteriorating on slide; plastic on handles quite sticky;
- b. bolt at top of swing loose?
- c. wooden play structure needs cleanup/sanding/refinishing?

9. Replace one of the toddler swings with a regular swing?

10. Ask the county for another doggie bag dispenser to be placed by the parking area by the picnic shelter area.

11. Contract to have Park 1 reseeded and aerated (as listed in budget).

12. Add a sidewalk/packed path to the play structure area from the picnic shelter area.

Streets

13. Signage - Dead end signs, etc.

- The board has approved the purchase and installation of additional signs. Karen will continue to work on this.

Front Entrance

14. Water timer - Need to replace existing timer with something easier to program.

15. Add drippers for large plants on downhill side; move other drippers.

16. Plant drought and heat tolerant plants where there are spaces (Rose and Denise suggested this).

17. Box covering water valves needs to be rebuilt; add a lock to it (Karen has found it open a few times).

The board discussed the need to prioritize all the items on the above list in the near future.

Trail work is ongoing. Eight loads of gravel distributed.

Shelter work is ongoing.

Old Business

- Blackberry Trail Fencing: Neighbor removed a portion of FCA fencing along Blackberry Trail. We proposed solutions to the neighbor. The latest letter stated our plans to rebuild our fence and charge them for the replacement cost.
- Motion: Andrew will send certified letter, contact the fence contractor to inform him of our plans and FCA will then replace the segment of fence. Katie seconds, Discussion, size of fence, paying for materials.

- Playground Equipment Committee: Too expensive to replace at this point, so no need for committee at this time. We should focus on maintenance of structures instead. Karen mentioned some quick fixes to be done, including staining with advice from Kit. Katie will look at more ways to make the park more inviting.
- Picnic Shelter: See picnic shelter rafter and roof cost update. See picnic shelter expense report. Superstructure is almost completed. The committee would like to get a roof on the structure.
- *Greg moved that we spend \$3000 from 2022 surplus to get the roofing completed before winter. Karen seconded. Motion approved unanimously.*

New Business

- FCA Fencing ID – Greg volunteered to fabricate some id tags to attach.
- Olympia Community Solar – solicited us for opportunity to speak to membership. Greg studied their programs on their website. No immediate opportunities apparent.
- Community Notes for Fall – Fall maintenance around home, play equipment work group, Katie suggested a bulletin board, but vandalism was an issue in the past. Andrew suggested including graphics and/or photos. Thank you for shelter.
- Trail Use (Andrew) – Andrew feels that the intention has been that trails are for the use of residents and invited guests. He feels that it is time to act and clarify the issue of who is welcome on the trails. Greg brought up the issue of motorized vehicles on the trails as an example of gaps in understanding of covenant language. John can distribute some of the previous lawyer’s opinions.

Discussion about board’s need to dig into our documents, ask and answer questions in preparation for a board meeting dedicated to the topic. A special membership meeting may follow.

Upcoming Meetings and Event

- Board of Directors Meeting November 17th
- Board of Directors Meeting January 12th

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

Meeting adjourned at 8:42 p.m.

Member Comments

Donna expressed support for the board revisiting the topic of trail usage. Theresa agreed that the issue does need clarification regarding insurance coverage, past usage, court rulings, etc.

Donna feels we should have an in person board meeting, especially for a meeting on the topic of trail use.

Denise stated her opinion that it may be necessary to go back to the courts because the ruling did not answer the question of trail use, rather the issue of the invalid bylaws change.

Approved 1/12/2023

Foxhall Picnic Shelter: Rafter and Roof Cost Estimate Update September 22, 2022

DESIGN

Structural Engineer design change reduce materials cost (inv 9/20/2022) **\$1,072.50**

ROOF

Roof Joist and Sheeting Prices (Tanglewilde quote 9-21-2022)

<u>Quantity</u>	<u>Description</u>	Tanglewilde <u>9/21/2022</u>
46	2x8 x 16' DF2 (joists)	\$1,034.54
4	2x8 x 20' DF2 (eave)	\$113.16
40	4'x8' x 5/8" CD-X sheeting	\$1,554.40
7	rolls 36" wide 30 pound roofing felt (200 sf per roll)	\$169.61
	Sales Tax	\$267.07
	Subtotal	\$3,138.78

Roof Joist and Sheeting Hardware (all hot dip galvanized)

<u>Quantity</u>	<u>Description</u>	<u>Unit Est</u>	<u>Estimate</u>		<u>Quote Source</u>
72	Simpson Strong-Tie A66 Angle	\$4.48	\$322.56	S. Lacey Lowes	Home Depot online 9/21/2022
18	Simpson HTP37Z Strap Tie	\$2.58	\$46.44	S. Lacey Lowes	Home Depot online 9/21/2022
400	Simpson Strong Drive connector screws #9 x 1-1/2"	\$0.15	\$56.12	ordered - Amazon	Home Depot online 9/21/2022
300	3/8" x 1-1/2" Lag Bolts	\$0.27	\$80.49	ordered	Wholesale Bolts online 9/21/2022
300	3/8" Flat Washers	\$0.06	\$18.48	ordered	Wholesale Bolts online 9/21/2022
300	3/8" Lock Washers	\$0.05	\$15.81	ordered	Wholesale Bolts online 9/21/2022
	Wholesale Bolts shipping		\$16.15	ordered	
1000	10d galv nails (21-degree 3" x 0.131" for nail gun)	\$0.00	\$0.00		donation
1000	8d galv nails (21-degree 2-3/8" x 0.113 for nail gun)	\$0.00	\$0.00		donation
1	5 gallons Olympic solid stain (cedar color)	\$202.00	\$202.00	Lacey H.D.	Home Depot online 9/21/2022
	Subtotal		\$758.05		

Metal Roofing (Tin Men Supply quote 6/22/2022)

<u>Quantity</u>	<u>Description</u>	Tin Men <u>6/22/2022</u>
28	3'x16' Pro Panel Metal Roof Sheet	\$2,168.32
8	10' Metal Gable Trim	\$194.00
8	10' Metal Eave Trim	\$108.00
4	10' Metal Ridge Cap	\$97.00
60	3' Top Closure Weatherstrip	\$114.00
60	3' Bottom Closure Weatherstrip	\$114.00
4	Lap Seal Rolls	\$77.00
1,250	1-inch Roofing Screws	\$150.00
	Sales Tax	\$247.83
	Subtotal	\$3,270.15

Roof Materials Total \$7,166.98

Picnic Shelter Expense Detail, 9/29/2022

Date	Name	Memo/Description	Amount	Paid By			Component			
				FCA	Donation	Direct	Design/Permit	Foundation/Drainage	Superstructure	Roof
01/13/2021	Thurston County	Picnic Shelter permit application fee	284.99	284.99			284.99			
01/20/2021	Hondo Layes Architect	design fee	2,000.00	2,000.00			2,000.00			
1/21/2021	Hondo Layes Architect	design fee	3,500.00			3500.00	3,500.00			
07/02/2021	Thurston County	picnic shelter final permit fee	670.17	670.17			670.17			
08/03/2021	H.D. Fowler	Drainage pipe for picnic shelter	823.89	823.89				823.89		
		pea gravel for drainage system	240.00			240.00		240.00		
08/05/2021	Miles Sand & Gravel	gravel for picnic shelter pad	124.79		124.79			124.79		
08/05/2021	Miles Sand & Gravel	gravel for picnic shelter pad	547.31		547.31			547.31		
		gravel delivery	420.00			420.00		420.00		
08/23/2021	Lowe's	reinforcing wire for concrete catch basins	21.84		21.84			21.84		
09/08/2021	Tanglewilde Lumber	lumber and rebar for picnic shelter	1,922.41		1,922.41			1,922.41		
09/16/2021	A-1 Concrete Supplies	rebar supports	280.06		280.06			280.06		
09/29/2021	Miles Sand & Gravel	concrete	4,664.39		4,664.39			4,664.39		
9/30/2021	Brycen	concrete work	600.00			600.00		600.00		
FY 2020-2021 Subtotal			16,099.85	3,779.05	7,560.80	4,760.00	6,455.16	9,644.69	0.00	0.00
		\$246.80 concrete saw rental - Sunbelt, \$42.49 concrete - HD, \$72.05 lumber - Tanglewilde								
10/18/2021	reimbursements		361.34		361.34			361.34		
06/30/2022	Tanglewilde Lumber	POS Tanglewilde Lumber Olympia 6 glulam columns	1,464.37	1,464.37					1,464.37	
07/21/2022	Tanglewilde Lumber	POS Tanglewilde Lumber Olympia WAUS-ATM DEBIT	1,483.41	1,483.41					1,483.41	
07/21/2022	Tanglewilde Lumber	POS Tanglewilde Lumber Olympia WAUS-ATM DEBIT	11,069.36		11,069.36				11,069.36	
08/01/2022	Wholesale Bolts	POS WholesaleBolts.c San Jose CAUS-ATM DEBIT	571.97	571.97					571.97	
08/02/2022	Fasteners Plus	POS FASTENERS PLUS San Jose CAUS-ATM DEBIT	582.82	582.82					582.82	
08/02/2022	Home Depot	Olympic stain for beams and columns	53.63	53.63					53.63	
08/03/2022	Home Depot	Olympic stain for beams and columns	107.27	107.27					107.27	
09/07/2022	Thurston County	building permit extension fee	50.00	50.00			50.00			
		16" circular saw rental, plastic sheeting, lumber delivery	278.00			278.00			278.00	
9/22/2022	Amazon	400 Simpson StrongTie 9x1.5" screws	56.12	56.12					56.12	
9/22/2022	Wholesale Bolts	300 3/8x2.5" lag screws, washers & lock washers	130.03	130.93					130.93	
9/23/2022	James W. Ashley-Cole P.E.	engineering changes	1,072.50	1,072.50			1072.5			
9/24/2022		lift rental	1,200.00			1200.00			1200.00	
9/24/2022		scaffold rental	250.00			250.00			250.00	
9/26/2022	Lowe's	71 A66 brackets & 18 HTP37Z strap ties	399.15	399.15					399.15	
9/26/2022	Lowe's	1 A66 bracket	4.90	4.90					4.90	
9/26/2022	Home Depot	stain for rafters and sheeting	214.53		214.53				214.53	
FY 2021-2022 Subtotal			19,349.40	5,977.07	11,645.23	1,728.00	1,122.50	361.34	17,866.46	0.00
Total			35,449.25	9,756.12	19,206.03	6,488.00	7,577.66	10,006.03	17,866.46	0.00