



Foxhall Community Association
Board of Directors Meeting
February 18, 2022
Via Zoom 7:00 p.m.

Board Members Present:

Robert Jackson, President
John McKinnon, Secretary
Elaine Vaughn, Facilities/At Large
Greg Darnell, Treasurer

Board Members Absent:

Andrew Kolibas, Vice President

Foxhall Members in Attendance:

Karen Dillon
Loren Bosshard
Doug Dyjak

Call to Order

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

January 6, 2021 Minutes (Bob)

Motion: Approve minutes of FCA Board Meeting dated January 6, 2022. Moved by John. Seconded by Greg. Discussion: None. Result: motion approved

Financial Update (Greg)

- Greg received an email (copied to and edited in a Word document for our records) from the lawyer regarding lien foreclosure process and an estimate for the review of our governing documents. Seven tenths of an hour charged was charged by the lawyer for this response.
 - The next step in the formal lien process is to send a letter stating that if payment is not arranged then a lien foreclosure process will be initiated through the courts. The lawyer presented the subsequent actions to be taken along with various outcomes. If the process is carried out to the point of foreclosure, the most important factor for FCA successfully recovering the assessments and fees owed by this property is whether there is sufficient equity in the home. Bob suggested another letter from the Board to the homeowner that spells out the process and the costs of that process. Greg suggested we try to make face to face contact with the homeowner as a first step. Bob volunteered to accompany Greg for this visit.
 - The estimate for review of the FCA governing documents is three to four hours at \$375/hr (\$1125-1500).
 - There was discussion of other options for seeking legal advice and opinions. There may be members of the association with the knowledge or qualifications to serve the community in this way. Bob offered to reach out to one such neighbor.
- Budget update: Greg shared the current account balances for checking, savings, Reserve Account and Picnic Shelter. Approximately \$2100 is owed by the property with our lien: three years in dues, road assessment, plus legal expenses. Three additional properties have not yet paid this year's dues.

Budget Planning (Greg, John)

- No board members recall, nor could John find in our previous lawyer's notes, anything to indicate a responsibility for FCA to clear snow from the private roads. Therefore, any plowing on those roads is voluntary and ideally with the consent of the property owners. The board remains willing to compensate the volunteers for their fuel costs.

- Greg proposes another member survey. He intends to begin drafting survey items to be approved for the April mailing.
- Preparation for March meeting re: reserve funding. Revised cost estimates were submitted for the update to the reserve study. New fencing estimates from Southgate Fence. (See summary of Fencing Cost Revisions below). Board accepts Greg's proposal for new cost estimate.

Facilities Update (Elaine, Greg)

- Foxhall Park and Private Road Signage
 - Elaine contacted the county regarding standards for private road signage. She is waiting for reply. Elaine also reviewed some resources on line.
- Mowing contracts: Elaine asked if we can offer the contract for park mowing to current person, Jeff. The board responded she could. Also, she will solicit bids from to the two trail mowing people.
- County's plan for ditch work? Elaine is waiting for a reply.
- County's opinion on resizing outlet in retention pond (Greg) Table for now.
- Proposed trail fencing near aggressive dogs (Greg). Greg offers to put together a cost proposal.

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

- John reviewed the collection of Robert Wilson-Hoss's opinions and advice and tabulated a summary into a spreadsheet.

Request for temporary permission to cross trail (Greg)

- A neighboring property has lost access because of a bridge failure and seek permission to cross our trail. They will need to provide us with details with the extent of the traffic they propose. The property owner has cooperated with us in the past. Greg will ask that the property owner gives us a detailed proposal with a time frame, scope of work, type of vehicles/equipment. The board can review the proposal at that time. We suggest that we receive the proposal by April 1.

Fixes for increased phishing and spam related to Foxhall website. (Greg)

- Greg suggests the secretary sets up a Gmail filter.

Secure mailboxes (Bob)

- Bob has received reports of an increasing number of mail thefts.
- Existing boxes were arranged by individuals, not the association. Future upgrades will remain as a decision of individuals or groups of individuals at their own expense. We should offer this information to the membership through Facebook and Community notes.

Mailings related to Elections (John):

- February 25th: letter inviting membership to submit nominations, nomination form, fundraising flyer. Elaine suggested an electronic option for form submission. Perhaps through website or Google form.
- April 8th: official notice of general membership meeting and elections, ballot, community notes, membership survey.

New Business

- Elaine will look into venues for April 29th meeting.

Board Schedule

- 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: April 29, time and place tbd

*Greg moved to adjourn, Elaine seconded
Approved unanimously*

Meeting adjourned at 9:04 p.m.

Member Comments

Karen appreciated the discussion regarding the dog fencing and trail crossing. Offered help to board.

Approved March 3rd, 2022

Summary of Fencing Cost Revisions

	Built	Life	JSA Reserve Study \$/ft	Total	Updated Estimates
Retention Pond Fence - 710'x6'	1988	40	38	\$26,980	
Retention Pond Back Fence - 130'x6'	2020	40	38	\$4,940	
Park 1 Perimeter Fence - 500'x5'	1988	40	38	\$19,000	
Camp Trail Fence - 1300'	2009	30	12	\$15,600	\$7,209
Blackberry Trail Fence - 1200'	2000	30	12	\$14,400	\$7,046
Olympic Trail Fence - 400'	2007	30	12	\$4,800	\$2,980

Southgate Fence estimate	Pond 710'	Pond 130'	Park 1 500'	
Tear out and replace with all new				
9 ga wire	\$17,257	\$3,166	\$9,688	
11 ga wire	\$16,338	\$2,997	\$9,172	
Remove/replace top rail & wire				
9 ga wire	\$10,882	\$1,996	\$6,106	<===== send to JSA
11 ga wire	\$9,466	\$1,736	\$5,314	

	JSA	revised
Inflation	3%	3%
Interest	3%	2%