

FOXHALL COMMUNITY ASSOCIATION

Board of Directors Meeting

7:00 PM, August 24, 2015

Amended September 8, 2015

Carlson Residence

Attendees:

Foxhall Board

- Bert Lewis, President
- Theresa Lowe, Vice President
- Denise Solveson, Facilities
- F Paul Carlson, Secretary
- Bruce Brinton, Treasurer

Foxhall Architectural Control Committee

- Bob Pendle
- Keith Long
- John Austin
- Dick Wadley
- Linda Hull

Matters before the Board:

Old Business:

- A. Minutes of the July 20, 2015 Board meeting were reviewed and approved.
- B. Trail Committee report;
 - There was a brief report from the trail committee and the package as presented has an estimated \$9,000 price tag associated with it. Further discussion is expected regarding the timing of these expenditures
- C. Reseeding of Park #1 report;
 - A brief report of the activities surrounding the reseeded of Park #1 was presented. About 1100 feet of drain pipe has been installed and the watering lines have been placed. The next step involves the placement of top soil and seeding.
- D. Water at the front entrance report:
 - A brief report was given on the watering methods at the front entrance. Bruce and Paul will proceed to put in three automatic sprinkling valves so that the watering system can operate independently.
- E. Foxhall Bulletin preparation:

- The draft Bulletin for the Foxhall people was reviewed and comments received. There is now a consensus to proceed with the mailing and distribution.

F. Foxhall Survey:

- The Draft of the Foxhall Survey was reviewed and a little work remains on one item to be edited. Bert will take what he has and move to get it in a form for distribution.

G. Considerable discussion ensued on the Foxhall insurance items:

- A copy of the notice from the insurance agent is embedded in this report of the minutes:

Hi Bert;

There is no exclusion in the policy, but the company wants off the risk now if boarding operation and operations allow non-residents to use trails. They consider this to be public use. They are willing to stay on the account until February of only resident homeowners and their own guests are allowed on the trails. We set this up that way and that is the only way Mutual of Enumclaw will stay on the account. They want written statement stating you agree to the terms and want it ASAP. The boarding operation and the so-called public-use is making it hard to find insurance for HOA even with the fact that the boarding operation has its own coverage. I have a tentative quote for 1 million in coverage for around \$3,800 from another insurance company, but they have not reached a final decision. I just had another carrier decline, really was hoping to be able to offer them to the HOA. Looks like my options are running out. I will keep looking. Please confirm that your board is advised of this email since you really need to vote on this issue. Jack

In short the notice does the following:

- Use of the trails by non-resident boarders causes the insurance company to regard our trails as ‘public use’.
- The insurance company will stay with us until February if we agree in writing to limit the riders to Foxhall residents and their own guests.
- Boarding operations and ‘public use’ are making it difficult to get HOA insurance

New Business:

A. Definition of the term ‘guest’ in our documentation was discussed:

It was moved seconded and carried that the proposed definition with one slight modification in the fourth item to include ‘with the member’. There were two motions in the process of approving this item. The first was whether to take a vote on the definition, which passed on a 3 to 2 vote with Denise and Theresa voting no. The second vote was on the basic resolution and it passed on a 3 to 2 vote with Denise and Theresa voting no. The definition was handed out.

Definition of Guest

Be it resolved that the Board of Directors of the Foxhall Community Association do hereby define the term ‘guests’ as it appears in the phrase “...residents of Foxhall and their guests...” as follows:

A Foxhall guest is any individual or group of individuals invited by a member of the Association either to that member’s home or to functions or events organized by Association member(s) and held on Association property.

EXAMPLES:

1. An Association member’s large family gathering held at the park(s).
2. An Association member’s church group picnic at the park.
3. An Association member’s horse trainer accompanying the member in a training exercise on the trails.
4. An Association member inviting as guests non-members who board horses in Foxhall to ride with the member on the trails.
5. An Association member inviting non-members as guests to attend the annual Foxhall Association picnic.
6. An Association member associated with a youth group (scouts, little league, etc.) inviting and supervising the group’s use of the park.
7. An Association members inviting a veterinarian, the guest, to hold a vaccination clinic at the park; residents bring their horses to the vet rather than the vet going to them and so they avoid the “farm call” charge otherwise involved.

B. Incident Report to Thurston County regarding a building being constructed too close to our property line was discussed. No word from the county at this point.

C. A letter requesting information has been submitted to the Hibbard’s regarding the status of the property at 4522 46th court. It has been abandoned, but the property has not gone into foreclosure. The taxes are being paid by an estate manager.

- D. **The Chang property** – A discussion followed regarding the other abandoned property on Foxhall Dr near Bert. There is a potential buyer trying to find out how they can make an offer for the property.
- E. It was noted that an additional property on 42 Ct will be going into foreclosure shortly. The owners in Virginia are apparently going into bankruptcy.
- F. Theresa presented a document on the **Use of Associated Property** – Guiding Fiduciary Principles (echo-ca.org). A motion for consideration of this document failed for lack of a second.
- G. Our president, Bert Lewis, reported briefly on a member who has been riding his ATV on the horse trails. The board agreed by acclamation that we should start the process of adding language to either the covenants or Bylaws language similar to ‘The trails and parks are for Association members and their guests walking, hiking or on horseback. No motorized vehicles other than emergency or maintenance vehicles are allowed’.
- H. There being no further business before the Board, the meeting was adjourned at 9:05 PM.

Respectfully Submitted

F Paul Carlson, Secretary