



**Foxhall Community Association
Board Meeting
July 10, 2019
South Bay Fire Department**

Board Members Present:

Robert Jackson, President
Andrew Kolibas – Vice President
Don Noyes – Treasurer
Judith M. Anderson, Secretary
Greg Darnell – Facilities

Board Member Absent:

Foxhall Members in Attendance:

Donna Bosshard
Jessica Bradley
Stephen Mishkin
Bert/Lynn Lewis
Steve Hewitt

Call to Order

Mr. Jackson, President of the Foxhall Community Association, called the meeting to order at 7:07 p.m.

Review of June 6, 2019 Minutes

Vice-President, Mr. Kolibas, read the minutes from the meeting.

Board members noted minor changes. Mr. Noyes moved to approve. Seconded ???

DECISION: Unanimously approved.

Committees

Ms. Anderson opened up the discussion by stating that there have been some issues and comments that the Board cannot have or create committees. She referred the Board members to an analysis by Ms. Carolyn Pendle, along with a report, and analysis on specific RCW from Mr. Greg Darnell. Ms. Anderson noted an article written in 2003 written by Mr. Hoss, the current FCA attorney, titled *Powers of Homeowner's Associations*. She would like them to make a decision, on the record, for future Boards and put this to rest. In her opinion, HOA Boards have the right to create committees, whether short term or long term. Committees do not have any powers and must be created by a Board and report to a Board. They cannot make decision on their own.

Mr. Kolibas agreed; we want individuals to volunteer to be part of committees which make our community stronger.

Mr. Darnell commented that the Trails Committee charter lays out their role, responsibilities, and limitations and that they must come to the Board for funding and approval of projects. He also noted that Paul Carlsen has done some analysis regarding articles of incorporation which also determined that a Board has the power to create committees as needed to get the job done.

Ms. Anderson would like to pull all the information together regarding committees for future Boards and place it on the Foxhall website. Mr. Darnell suggested a Bylaw change focused on committees. Mr. Jackson was concerned about whether a bylaw change was needed. Mr. Noyes agrees with Ms. Pendle's analysis. We want to utilize subject matter experts on Foxhall projects. He suggests any future committees have a charter whether they be short term or long term. He believes because of the Trail Committee charter they are a very strong and active committee and would like to see them become a regular committee without an end date via a bylaw change.

Mr. Darnell noted that the bylaw change needed to be well thought out and open ended but Mr. Noyes would like something that clearly states what it does. If there is to be a bylaw change, we need to have it ready for review at the Budget membership meeting so that we do not need to have an additional special meeting.

DECISION: Mr. Noyes moved to recognize the Trial Committee in the bylaws and submit a bylaw change that is clear, direct and give authority to the Board to establish committees for the benefit of the FCA. Seconded by Mr. Darnell. Unanimously approved.

Trails Committee Report

Mr. Darnell, Trails Committee chair submitted the third quarterly report (April 10, 2019 – July 10, 2019) which is listed on the Foxhall website. There were numerous projects completed. They have also repaired the tire swing in Park #1 and since the planks surrounding the play area are rotten and need to be replaced they increased the size of the play area and installed the swing inside instead of out on the field itself. Ms. Anderson is willing to donate several large boards to the playfield work. If they do not work then the Trail Committee Chair will send an email to the Board requesting \$150 to \$200 for new planks. Mr. Noyes confirmed there are funds in the contingency to cover the costs.

Mr. Darnell is resigning as the Chair of the Trails Committee due to his Board commitments. According to the charter the Board appoints the Chair. The Trails Committee would like to

nominate Ms. Jessica Bradley to be the next Chair. Ms. Bradley has agreed to take on the responsibilities.

DECISION: Moved to approve Ms. Jessica Bradley to become the new Trails Committee Chair. Mr. Kolibas seconded. Approved unanimously.

Facility Update

Mr. Darnell reported that the porta potty has been installed for the summer. It is \$90 a month and is usually installed when the school lets out for the summer and taken away when school starts.

The tire swing was already mentioned. Did have to spend some funds on more pea gravel and he already talked about needing the border boards.

One of the mowing contractors hasn't been on time and Mr. Darnell had to contact them several times, especially about the retention pond. Mr. Kolibas mentioned that at his fire station they have goats maintain the grass. Something to think about.

Mr. Darnell hasn't done much regarding the front entrance. Mr. Roland Kouhsen volunteered to design something but with his recent break-in he hasn't been able to get back to the project. It is also difficult to find someone who will maintain the front entrances so he has done some weed whacking. It still looks very good and the planting by Ms. Rose Eilts and others has done very well.

Mr. Kolibas asked for an update on the camera installations at both entrances. Mr. Noyes has all the supplies needed, just needs to find the time. Mr. Kolibas offered to help him with installation. It will be a nice deterrent but it is still up to homeowners to secure their property.

Mr. Darnell suggested that the Board invest in some solar motion lights for the tall pole in Park #1. This might deter individuals using the park, such as for fireworks or other destruction of property. He felt he could purchase the light(s) for \$40. Mr. Noyes stated there were funds in the budget to do so. Care would be taken on aiming away from any homes.

DECISION: Moved to approve the purchase of solar light. Seconded. Approve Unanimously.

Volunteer Survey Draft

Mr. Darnell commented that one of the reasons for the Facebook Page and website is to informally send out surveys for input or asking for volunteers. The survey isn't legally binding since it isn't being mailed out to the membership but it is a good way to ask for volunteers, determine what their skills sets are and develop a pool of Foxhall members willing to work on projects, events or committees. He would like to draft it and send it out to the Board to provide input. This is another modality that the Board can use to reach people and solicit input on various matters. For instance, there has been interest in pulling together a committee to focus on Park I improvements. Past suggestions have been building a gazebo or walking paths. These volunteers would come up with a plan with the help of the Trails Committee, develop a budget and present it to the Board for inclusion in the next budget cycle. The Board asked Mr. Darnell to go ahead with the draft.

Unfinished Business

Mr. Kolibas reported that the Foxhall picnic will be August 24 from 11:00 – 2:00 with kid's games at 1:00 p.m. He is also working on the overall timelines for specific deadlines the Board must meet. He has solicited ideas from the Board and others and asked if the Garage Sale is something to be placed on the list. The Board felt it needed to be there, there might be someone willing to coordinate it.

Mr. Jackson would like to see the community brainstorm on ways to utilize both our parks. Perhaps pop events such as music in the park, movies in the park, astronomy events (he has contacts with the local astronomy club who could facilitate it).

Mr. Noyes quickly ran through the budget deadlines he and Ms. Pendle have been working on. 8/8 Board meeting there will be handout that will provide a draft budget with comparisons to the last budget, known changes coming, treasurers estimates etc. The Board can amend, approve or reject the draft proposal. If approved it would be disseminated to Foxhall membership requesting input by 9/11 board meeting. The Board will again discuss input and review and either adopt or change by 9/25. Mailing would once again go out to membership with the proposed budget well before the October Budget membership meeting. He feels October 28, 29 or 30, 2019 would be optimal dates. Need to secure South Bay Elementary.

Update on Budget: Currently have \$41,428.35 in savings. \$15,744.18 in checking. Dues – need from one owner. Payment for the private road repair 18 paid, 4 have not and he is working with them.

Recent bills paid: mowing, garbage, water, mailings, porta potty, assistant treasurer.

He will bring paperwork from the bank that the Board members need to sign.

Mr. Darnell asked him when committees or others should have estimates and if they needed to be specific. Mr. Noyes felt they needed to be ballpark figures. He still needs to identify a timeline for proposals.

Other Business

Ms. Anderson reported that there are currently 48 Foxhall members who have signed up to receive all Foxhall mailings via email. She has received additional opt-in forms from Chea Miller which she will record. She will continue to provide the opportunity for Foxhall member to sign-up. She noted that what is sent via email is exactly what is being mailed, there is no difference.

Next Meetings

Ms. Anderson will not be at the August 8, 2019 meeting. Mr. Darnell will take minutes. Ms. Anderson will give him the recorder.

Mr. Darnell will not be at the September 11, 2019 meetings.

Meeting adjourned 8:31 p.m. – Seconded. Approved to Adjourn.

Questions and Comments from Membership

Ms. Bradley suggested that the Board use different forums to elicit input from Foxhall members regarding the budget. Timing it before the Board meets to start drafting the budget. There seems to be frustration that individuals don't have the opportunity to discuss options. She suggests having a board up at the picnic and asking participants to jot down their thoughts and ideas. Make it as non-controversial as possible. Find other venues to do this beside the picnic since not everyone attends. Anonymous box. Ms. Bradley would be happy to volunteer to come up with these forums. You can also have members fill out volunteer forms.

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The Board felt this was a great idea and will do something at the picnic with Ms. Bradley's help.

Minutes Approved August 8, 2019