



**Foxhall Community Association
Board Meeting
June 6, 2019
South Bay Fire Department**

Board Members Present:

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

Board Member Absent:

Robert Jackson - President

Foxhall Members in Attendance:

Carolyn/Bob Pendle
Steve/Gloria Morrison
F. Paul Carlson
Donna Bosshard
Theresa Lowe
Denis Solveson
Rose Eilts
Barb Willie-Stentz
Keith DeLapp
Stephen Mishkin
Bert/Lynn Lewis
J.R. Due
Keith Long
Susan/Kurt Veis
Steve/Joan Hewitt
Kit Metlen
Ellen Berg
John/Susan Dana
Laura Shillam
Janet/Roger Hill
Cynthia Coble
Constance Fleming
Carol Langford

Call to Order

Board Secretary Judith M. Anderson called the meeting to order at 7:05 p.m.

Ms. Anderson welcomed Foxhall members in attendance and ran through the agenda items and explained the flow of the agenda.

Ms. Anderson talked briefly about the opt-in email. The Foxhall Association would like to go as green as possible and reduce mailing expenses. Foxhall members have the option of opting into having notifications come to them via e-mail instead of via mail. If interested, fill the opt-in form out and return it to her today or mail it to the Association. Those who currently are receiving Foxhall communications via email need to fill one out so that we can have a paper trail and be in compliance with RCW 64.38.035 2(c).

Membership Meeting

Ms. Anderson explained that in order to change the 10/30/2018 ratification of the 2018-2019 Foxhall budget, there needed to be a total of 63 or more votes (in-person or via proxy). The Board wanted to determine if there were enough votes to move forward with a vote. She asked the audience to raise their hand (one hand per lot). The total in the audience was 22 and 3 Board members. Ms. Anderson then asked those that were holding a proxy vote to raise their hand. Two members held 1 proxy vote each. The total number of proxies was 2. The total votes in the audience would be 27 and not enough to make any changes to the 2018-2019 budget.

DECISION: Not enough votes to reach the 51% (or 63 votes). 2018-2019 Foxhall Budget stands as ratified in October, 2018.

Mr. Noyes provided a brief review of why there was a need to bring this vote to the Foxhall members. Basically, it is due to timing and notification procedures in accordance with RCW 64.90.525. Future Foxhall budget processes will be in accordance with this RCW.

Mr. Noyes proceeded to provide an update on the Foxhall budget and disseminated a copy of the current budget. The first page covers a recap of information provided during the 1/17/2019 Budget meeting (Dues calculations, options to cover shortfalls, reserve study).

The current status of the budget:

Still need to collect \$460 from those living on private roads. He will be sending out letters. Checking: \$17,862.10, Savings \$41,469.96 for a total of \$59,332.06.

Membership Business was completed and Ms. Anderson suspended the meeting at 7:10 p.m. to allow time for the presentation on wildfires.

Foxhall Board Meeting

Mr. Andrew Kolibas, Vice-President called the Board meeting to order at 8:00 p.m.

Members in attendance – Bert/Lynn Lewis, Theresa Lowe, Donna Bosshard, Denise Solveson, Rose Eilts, Kit Metlen.

Review of 4/7/2019 Minutes

DECISION: Move to Approve. Seconded. Unanimously approved.

Review of 5/2/2019 Minutes

DECISION: One small change. Moved to Approve with Change. Seconded. Unanimously approved.

Committee Analysis

Mr. Darnell asked the Board members to refer to his analysis regarding Foxhall committees. His recommendations are listed at the end of the document.

- Continue to allow the ACC and Trails Committee to function as they have for the last 4-37 years
- Allow the creation of further ad hoc working groups
- Work with the FCA attorney to create a bylaw that clarified the formation and charters of various types of committees, with a goal of having a bylaw ready for the next regularly scheduled membership meeting in October.

Mr. Noyes would like to exhaust in-house resources before going to our attorney. He is hesitant to agree to contact an attorney if it is not necessary. Mr. Kolibas asked what the costs are if we don't have input from an attorney.

Ms. Anderson asked why the ACC is included in this discussion since they are part of the Covenants. Mr. Darnell stated that the ACC are not included in our articles of incorporation. He agrees that they need to be separate from regular ad hoc committees. Mr. Darnell did note that Ms. Pendle has written a well thought out analysis regarding committees which states they are fine, and Mr. Carlson has also done an analysis and comes to the same conclusion so we may not need to do anything.

The biggest factor is that the RCW talks about board members being on the committee and making board decisions. Neither the ACC nor the trails committee have that power. Perhaps the issue is semantics and ad hoc committees need to have a start and end period as before.

DECISION: Move to table this until the July meeting. At that time have all research available (Pendle, Carlson etc.) and make a decision. Seconded. Unanimously approved.

Facilities Update

Mr. Darnell has been working with a Foxhall member who is a landscape architect to look at the front entrance to make it more attractive and water-efficient. It has been difficult to create a budget for the watering of the front entrance since the water company has not been checking the meter in past years. Mr. Darnell estimates the budget remaining for front entrance maintenance after subtracting projected water bills is only \$327, which is unlikely to be enough to pay a landscaping company. There is also \$500 in the budget for plants. It has also been hard to find a company to maintain the front entrance. He has contacted the park mowing vendor but they are not interested.

Eight Foxhall volunteers weeded the front entrance this year. Mr. Darnell suggests changing from the current watering system to a drip system which could pay for itself in a year. The current system is not efficient and costly and the pipes need to be updated.

Mr. Darnell has also been in contact with PTM who Foxhall has contracted with to mow the parks and retention pond. He had difficulty tracking them down but has done so and they have mowed Park II, but not the retention pond.

Tire Swing has been dismantled. New materials are in Mr. Carlson's shop to be drilled. He will be under budget due to the surplus materials he found.

There has been an issue of dumping on the trails up by Lot 27 on Middleridge. The owners live out-of-state and are renting the house and they are dumping debris on the trail. Mr. Stentz could not mow the area due to the debris. Mr. Stentz talked to the renter and Mr. Darnell tried to contact them about the debris.

DECISION: Mr. Darnell will write a letter to the owners regarding the issue.

Facebook Notification

Mr. Darnell has the FCA Facebook page up and running and certified. The administrators will be the Board members. Ms. Anderson noted that she has seen it and it is clean, clear and concise and is another way to send out information about Foxhall.

Unfinished Business

Ms. Anderson wanted clarification that everything is ready and signatures are on the Foxhall Bank Account. Mr. Noyes will follow up with the bank and let them know everything is ready to go.

Other Business

There was a discussion regarding installing cameras at both entrances with signage about being monitored. Ms. Anderson noted that Foxhall members need to be notified about the installation and to remind them not to be dependent on them and continue to take measures to secure their property. If there are questions, Mr. Kolibas will be the contact person.

Ms. Anderson is pushing going green and will be continuing to find ways to decrease costs, inform Foxhall members more efficiently and effectively.

The new Board meeting schedule is listed on the agenda and on the website and was part of the mailing for this meeting. Ms. Anderson will not be at the August 8 meeting and Mr. Darnell will not be at the September 11 meeting.

Ms. Anderson suggested that the Board needs to create a schedule of deadlines for budget, elections, picnic or anything the Board is responsible for. It would allow the Board to make sure tasks are done on time and have the time to ask for volunteers. Mr. Kolibas volunteered to draft out the schedule. Ms. Lowe offered the information she has regarding the picnic. Mr. Kolibas will contact her.

Questions and Comments from Membership

There was a suggestion that the Board schedule mailings more than 14 days out. It seems that membership is not given enough time to receive or read the information. She also suggested changing the wording on the website (maps and easements) regarding parcels to say approximately 5 acres.

Ms. Lowe suggested before the Board makes big decisions on projects and costs that they establish a good working relationship between the Board, Committees and Membership and have a dialogue to allow input from membership. Mr. Kolibas commented that it is a challenge to communicate since most are on 5 acres and isolated. Perhaps informal meetings to discuss issues is something that can be done, but need to be mindful of what are considered big or “significant” projects and costs. Continuing to communicate in various modalities is a start.

Ms. Solveson voiced her concerns about the Trail Committee not asking membership about the opening of and work on the Canyon Trail, including easements and the costs. Mr. Darnell stated that Ms. Bradley presented a complete report to the Board in April 2017 including the the cost and that there is some misinformation out in the community that in was never reviewed by the Board. All of the project is documented. There is still concern about liability. The Trail Committees expenditures are well documented and costs are going down each year. We have to strike a balance and understanding between the Board representing all the membership and issues brought up by a few.

Mr. Kolibas stated that he is energized by the willingness of increasing communication and members getting along better. As a Board member he puts aside his own thoughts and represents the Foxhall membership.

Executive Session

Mr. Kolibas called for an Executive Session. No votes or proposed votes will be part of the discussion. Members in attendance were asked to leave the room. The Board would resume the Board meeting and any members remaining are welcome to come in to discuss anything further.

The Executive session concluded at 9:05 p.m. No members of the community were waiting to come back into the meeting.

Board meeting adjourned at 9:10 p.m.

Minutes Approve July 10, 2019