

FOXHALL COMMUNITY ASSOCIATION

ANNUAL MEETING MINUTES

APRIL 28, 2003

Our thanks to Steve Mishkin who served as Secretary Pro Tem and prepared the complete minutes, which will be read at the October budget meeting. In the interest of saving space, this is an edited summary; the editor's apologies to you and Steve if anything has been misconstrued.

The treasurer reported account balances of \$1,581.62 in checking and \$14,822.63 in savings, for a total of \$16,404.25. The cost for Foxhall's general liability increased from \$308 in 2000 to \$1,110 for 2003. This was in part due to our reclassification from erroneously being a club to the more appropriately being designated as an association. Although our liability coverage rose from \$1,000,000 to \$2,000,000, this had no effect on the premium. The cost of Directors and Officers coverage rose from \$954 last year to \$1,137 this year. The combined cost of these two policies is \$2,247. The least expensive company (Safeco) providing insurance for associations was utilized. One insurer actually refused us on the basis that horses use the trails.

Keith Long and Dennis Longnecker now constitute the ACC.

A motion was approved to have the property line surveyed as a first step in reclaiming land on the trail which is covered by Pleasant Forest Camping Club's septic mound. A letter to Pleasant Forest advising them of our position was to be sent. This incursion is behind Lot 27, Division 3. *Note: The camping club's septic system failed in July, sending raw sewage on to our trail. The county issued an out-of-compliance notice, and the club was told to build a new septic system elsewhere on their property. Pleasant Forest laid out a fabric fence along a line that approximates the existing property boundary. Pursuing the survey option is on hold.*

The following trail enhancements have been done: Behind Lots 8 and 20, Division 3 the trail has been raised and drainage facilitated. Both these projects enable us to walk these areas in winter, but it is apparent that the projects will have to be extended to maximize dry passage.

Nancy Schmidt and Laurie Mounts have contracted to take care of the shrubbery at the front entrance to Foxhall.

Keith Long has contracted to mow the large park and trails. Steve Stentz will be responsible for mowing the small park and detention pond.

Trespassing continues by people from Forest Park, which is Division 3 and 4's neighbor, a combination of small lot residences and an equestrian center. The main entry point is at the common corner of the housing development, the center, and Foxhall. The problem should decrease when the equestrian center completes its planned perimeter fencing. Initially a motion was approved to place a gate across that entry. That motion was amended and passed to try no trespassing signs for six months before erecting the gate. *Subsequently noted: There already is a highly visible sign facing the entrance in question. It has been enhanced by mowing the brush in front of it.* The need for fencing is a continuing issue for Foxhall. Several locations along perimeters of Division 3 and 4, totaling more than a mile in length, are candidates because of the presence of or prospect for neighboring developments. 1,200 feet of fence costs \$6,000 to \$7,000.

Two new Executive Board members were elected: Loren Bosshard and Craig Baldwin (*our new vice-president and secretary, respectively*).

Proposed Bylaw Revisions #1 (re: the Appeals Process) and #2 (re: Insurance) were read for the second time. Proposed Bylaw Revision #3 was read for the first time. It states that "the owners by a majority vote of the voting power in the Association present in person or by proxy and entitled to vote at any meeting of the owners at which a quorum is present may remove any member of the Board of Directors with or without cause." *Editorial: The Appeals Process you voted for*

last year is managed by the Board of Directors. However, the ACC pointed out that the Covenants give responsibility for deciding when a member is not in compliance. If the ACC wants to utilize the Appeals Process as managed by the Board, it can; but it does not have to. This interpretation is correct. However, the current ACC does wish to utilize the Appeals process as it now stands. Another consideration, as you decide about changing the Covenants; what will be the attitude of a new ACC.

Arrangements have been made for the construction of a sign for lower entrance to Foxhall.

The meeting was adjourned at this point, but members stayed on for further discussion. The following directly copies Steve's minutes for that period:

"Two additional discussions were held by community members: The first dealt with legal advice for Foxhall, and whether such advice is normally obtained in writing, The Board was encouraged to get legal advice in writing whenever warranted, and to set aside money at the 2003 budget meeting to cover such expenses. The other issue discussed was whether there was any long-term strategic plan for Foxhall and, if not, why not. The discussion centered on how special Foxhall is, and how we must find ways to keep it that way. Mike McGee indicated that the covenants needed strengthening, but that it was unclear who would take the lead on that issue."