

FOXHALL COMMUNITY ASSOCIATION

Board of Directors Meeting

7:00 PM, September 8, 2015

Lewis Residence

Attendees:

Foxhall Board

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

Guests

- Rose Eilts
- Jessica Bradley
- Carol Langford
- Lynne Lewis

Matters before the Board:

Old Business:

- A. Minutes of the August 24, 2015 Board meeting were reviewed and corrections and additions were added and approved. The revised minutes are provided as an attachment to these minutes.
- B. Trail Committee report by Jessica Bradley. She described the activity of the Trail Committee and shared a report from the trail committee. The package as presented is attached by reference. The Board authorized (MSC) projects #2 and #15 to be brought to the next level through the preparation of a request for proposal (RFP) that can focus and manage the evolution of these maintenance items.
- C. Jessica Bradley further reported on developing a community work program for the trails. The Board authorized the program to put together a Trails Week Program shortly after the picnic on September 19th.
- D. Rose Eilts presented a report on methods and policy structures that can be molded into a policy framework for instituting fines for residents not following ACC rules and mandates. Rose also discussed the option of using an external company to levy the fines and collect the money for a fee. Rose also presented a Covenant Enforcement Policy and Fine schedule.
- E. A motion was made by Bert Lewis to adopt the Covenant Enforcement Policy and Fine Schedule subject to legal review. Denise Solveson was asked to work

with outside counsel to review the policy and report back to the Board. The motion passed by acclamation

- F. A brief report of the activities surrounding the reseeding of Park #1 was presented. The area in Park #1 was seeded and is now going to be watered on a regular basis.
- G. Water at the front entrance report. The water at the front entrance can be done now with a battery operated controller and three new solenoid valves. Estimated cost for the change-over is about \$140. The Board MSC the expenditure for this season. Paul and Bruce will implement
- H. Foxhall Bulletin preparation was deemed complete with the removal of the 'DRAFT' label and is ready for mailing.
- I. Foxhall Survey was reviewed and the question regarding Guests and other riders on the trails was removed. It is now ready for sending out.
- J. Considerable discussion ensued on the Foxhall insurance items. A brief report of the meeting with Mr. Ben Houk of Nicholson and Associates was given by Bert. Ben indicated that it appears Liberty Mutual could easily supply what we need with no exclusions for boarded horses. He expects to have a response for Liberty Mutual within the week. Ben further agreed to meet with directors in session. Bert will arrange this when he has something to report.
- K. Incident Report on the building encroachment on our eastern boundary. It looks like from comments from the County that they will only fine him at double the permit costs. It likely will not result in a removal of the structure.
- L. Status of the picnic - September 19, 2015. There is a need to get the sign from Rose. It is also necessary that someone champion the picnic activities. At the moment it looks as though Penny is doing the work.

New Business:

- A. A request has been received from a Foxhall resident to cross our trail for some clean-up work near Dennis Longnecker property. The request was granted.
- B. There may be an open item on what fence has to be replaced. Bert will follow-up on this matter.

Other Business:

- A. Directors, Denise and Theresa, asserted that we appear to be in a bad position with our Insurance Co. - Mutual of Enumclaw. Denise stated that she will be sending an independent letter to the Insurance Company alleging that we acted with less than complete transparency and there was deceptive behavior and an

implication of fraud. Bert stated that he sent the resolutions to Jack and that all items relevant to this matter have been forwarded to Jack.

- B. Denise and Theresa then disclosed a letter that they received from Mr. Jason M. Zittel, attorney at law. They had requested said letter regarding insurance coverage as a rebuttal to actions taken by the Board in the August 24, 2015 board meeting. That letter is being retained as a material item in our records.
- C. It was requested by Denise and Theresa that a CEASE and DESIST order be obtained to order Judy Johnston to cease her activities of having boarders that ride our trails in an unaccompanied fashion. Action was deferred pending the preparation and approval by the Board of an appropriate fact base to seek such an action through the courts. Considerable discussion ensued.

Adjournment:

There being no further business before the Board, the meeting was adjourned at 9:07 PM.

Respectfully Submitted

F Paul Carlson, Secretary