
FCA October 2012 Budget Meeting Minutes

Quorum reached at 7:01pm

Board Attendees: Theresa Lowe (President), Peter Birch (Vice President), Carolyn Pendle (Treasurer), Connie Fleming (Trails), Laura Nolting (Secretary)

Other Attendees from sign in sheet – see below

1. 2012 Annual Meeting minutes voted and approved
2. Budget (Carolyn Pendle presented -see handout)
 - a. Explanation of budget categories (Admin & Operating Expenses, Repairs & Maintenance of Common Areas, Projects with Estimated Costs)
 - b. Last year's budgeted expenses came in lower than expected. With the drought this year, mowing instances were down.
 - c. The Projects category seems to be the area that is most flexible in terms of expenditures. We asked for recommendations on where to spend the money.
 - d. Pictures in handouts shows the 2011-2012 completed projects.
 - e. Because of the wind storm damage earlier this year, there was some cleanup on the trails and the boundary that was paid for out of the budget (rather than homeowners).
 - f. Meeting with local sheriffs to start working to becoming a Blockwatch community.
 - g. First page of handout shows the Year-End Fiscal Report for Fiscal Year 2011-2012 (Fiscal Year starts October 1st). Question about dues amounts, how much we expect – Carolyn mentioned at this point there are 4 residences that haven't paid dues, one is a house that is currently in foreclosure.
3. FCA Priorities (handout page 4) – 4 categories
 - a. Public health issue came up regarding the septic easement just off the Foxhall boundary that was failing. It has since been fixed.
 - b. (handout page 5) Planning for 2012-2013 budget
 - c. Recent board meeting regarding request to have attorney look over the covenants and see what/how we can enforce them. It has historically been the ACCs responsibility to enforce the covenants, but the

Board has committed to having an attorney look them over. We've budgeted \$600 for this specific expense.

- d. Reiteration of how covenants are broadly defined, the only really specific area is about dues.
- e. Statement made that \$800 is not enough – Theresa explained that with the attorney review
- f. Concern that in 2001 that an attorney reviewed and said most covenants are written OK; it appears that the attorneys recommendations were not being communicated
- g. There is no record of the attorney's recommendations that we could find.
- h. Carolyn – reviewed other areas covenants (Jubilee example) that are very well defined, whereas FCA's are more general. If the push is to change, the covenants will have to be legally rewritten to cover what the community wants.
- i. At this point we're only asking if the covenants as defined are adequate, that's what the \$600 is for.
- j. Question/statement that it would be difficult to enforce against someone that has deep pockets and feel like they can prevail (ignore) lawsuits and continue to do what they want.
- k. What are the examples? The foreclosed house is an example, there's not much we can do about it right now. All of the outbuildings are 'garbage' but they were allowed to be built back then, but it most likely would not be allowed now. There are still tree damages that are being cleaned up, etc. We're having a problematic phase right now. However, it was also suggested that a few years back that someone decided to overstep there bounds and we should not do that again.
- l. Virgil Adams OK'd some things that went against the covenants for some of the earliest homeowners.
- m. Question about visibility – if you can see something in the back yard, is it against the covenants?
- n. Statement that most of grievances are stuff in the front yards.
- o. Statement that housing values are down a lot because of the market, it may be too big of a deal being made. This area is mostly allowed to let folks do what they want (horses, dogs, peacocks).
- p. Voluntary compliance should work.
- q. Recommendation about getting a facilitator to meet with the community and help each other make the neighborhood feel better – a sense of shared values would be more conducive to community than lawsuits. The neighborhood good will is very large, there are folks willing to help.
- r. The board has discussed if they felt there are serious problems to be addressed, and we want to have the community weigh in on their feelings. If we want to address this in a more legal manner, we need to put more money in the budget. Is it a problem for the community or is it a problem for certain individuals in the community? On the website, there's no formal way to file a complaint. Recommend that we create a formal way to submit a complaint to the ACC via the website.
- s. Question about what the specific complaint is – it's not coming directly from the board so it's difficult to point it out. Recommend that if you have a complaint, call the ACC specifically.
- t. When was \$600 approved? It was already set aside for legal issues during a board meeting. Decision was 3-4 weeks ago to approach the attorney.
- u. Have we researched the hourly cost of attorney? @\$240 / hour. Concern about deep pockets again.
- v. Question about landscaping – talking about 'nature-scaping'; the covenants do not address landscaping.
- w. Most of the covenants are very general except about the trailers/boats piece that has been difficult for ACC to enforce.
- x. Carolyn asked everyone to review the covenants that are posted on the website.
- y. Beryl said this has come up before several times and only enforceable thing is the liens. Recommends that attorney reviews the covenants as we have decided on an attorney.
- z. Comment that community as a whole may not be bad, but areas will become 'infected' and the neighborhood will start to decline.
- aa. Another comment that back in 1992 that the community was worse, it's much better now.

- bb. Question – after spending the \$600 for covenant review, what’s the next step? We need to create a process to decide how to address complaints. Obtain a professional facilitator instead of attorney, could be cheaper.
 - cc. The board will report back in the next Newsletter what happens.
 - dd. The board has the discretion to spend up to \$1000 (?) that they can spend for legal fees.
4. Page 5 – project suggestions – asked for review of the recommended amounts. Connie presented the trail recommendations.
- a. Asked to try to keep trails passable for people as well as horses.
 - b. (Sue Schmidt) – would like to see the ditch in front of the retention pond in division 1 mowed.
 - c. The dam also has tree roots that need to be cut out otherwise the dam will fail. There’s a tree that also needs to come down before it falls and brings down the fence. Carolyn will check the mowing for it, and will make sure the trees get addressed.
 - d. Dave Fleming moved to increase the budget legal amount to \$3000 dollars. It was seconded.
 - e. Back to complaints – we do have a formal complaint – have they gone to the ACC? Not yet because we’re having the attorney review the covenants. If it has already been found that the covenants are not enforceable, why spend the money on attorney? Should it be spent directly on going to the community to get the 80% vote from the community to change the covenants to what the community wants? Is the money being wasted?
 - f. The board wants/needs some guidance.
 - g. Covenants take 80% signatures for amendments. Dues are a by-laws change and that just takes majority at a meeting.
 - h. Back to vote – increasing from \$800 to \$3000 in the budget. Ayes – 9, Opposed – 14; Motion failed.
5. Projects – speeding
- a. Discussion about getting a radar sign (\$3700ish amount). Also homemade signs that have a bigger impact on speeders (horses, kids) etc., that seem to have a good effect (\$400 amount personalized speed signs). Recommend article in the newsletter to talk to teenagers, visitors, etc. about speeding. Portable speeding sign needs a lot of people to monitor; @\$13k per speed bump for the county (only) to build. County might have issue with right of way.
 - b. Suggestion that we don’t want the flashing sign, lower property values? No ‘speeder of the month’ published.
6. Burleigh motioned to approve the budget as stated. Carolyn pointed out that budget has both the radar sign and the personalized speed signs.
7. Laura S. moved/seconded to take out the \$3700 of budget. Motion passed.
8. New motion was moved to approve the budget as stated with exception of \$3700.
9. \$700 in the budget for snow plowing because county doesn’t always get to it quickly enough.
10. Motion approved (none opposed).

Meeting adjourned at 8:40

All Attendees:

Theresa Lowe	Roger & Marie Spealman	Loren Schmidt	Keith Solveson
Carolyn Pendle	Kathy Hamel	Burleigh Cubert	Jean Hewitt
Peter Birch	Will Jespersen	Jerry & Kristin Gorum	Daniel Olson
Connie Fleming	Craig Burton	Bryan & Kim Morris-Ward	Sue Schmidt
Laura Nolting	Debra & Doug Dyjak	Penny Goode & Keith Delapp	Steve Mishkin
Jack McMillen	Don Wadsen	Steve Mishkin	Laura Shillam
Carrie Whisler	Kit & Meryl Metlin		

Foxhall Community Association (FCA)

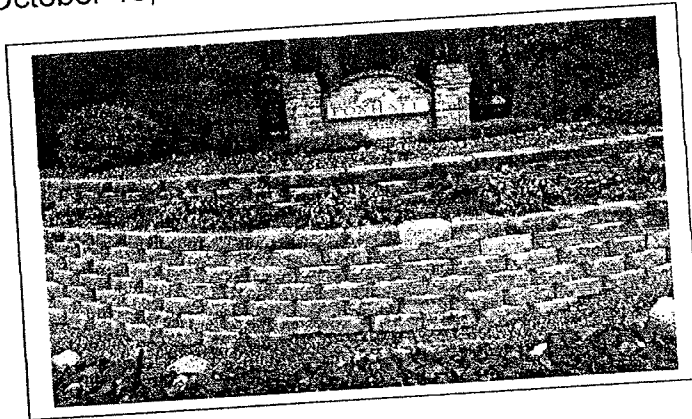
Fall Budget Meeting

For Fiscal Year: October 1, 2012, to September 30, 2013

South Bay Elementary School Library

October 16, 2012

7:00 p.m.



Agenda

1. Welcome (Sign -In; Quorum)
2. Approval of Minutes from April 24, 2012 Annual Meeting
3. Review of 2011-2012 Budget
 - Status, Accomplishments
 - Facilities Update
4. Recommended 2012-2013 Budget
 - Carryover/possible new projects
 - Trail signage, repairs, safety improvements
 - Speed/radar signs; Entrance surveillance
 - Other
 - Budget Approval
5. ACC Report
6. Open/Discussion Items
7. Adjourn

Prof. [unclear]
[unclear]

Year-End Fiscal Report, FY 2011-2012

\$ 10,729.41	Checking Balance, 10/1/12
+ \$ 48,614.84	Savings Balance, 10/1/12, <u>Without</u> 2012-3 dues
\$ 59,344.25	Fiscal Resources, <u>Year End</u>

10/15/12 Update:

\$ 18,360.00 2012 dues received as of 10/15/12 (= ~85%)
(Expect to receive 98% of dues eventually;
total dues/year should be \$21,960.)

→ The purple sheet at the back shows last year's budget, last year's actual expenses and revenue, and the proposed budget for FY 2012-2013.

**Foxhall Community Association
Proposed Fiscal Year Budget
October 2012 - September 2013**

for October 16, 2012 Budget Meeting, South Bay Elementary School

Annual Dues Revenue	21,960	24,071	21,960
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Expenses	2011-12 Budget	2011-12 Actual (as of 9/30/12)	Recommended 2012-2013 Budget
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Administrative and Operating Expenses

Bank Charges	\$ 20	0	\$ 20
Federal Taxes	\$ 60	\$ -	\$ 400
Insurance	\$ 3,300	\$ 2,451	\$ 2,800
Legal and Professional Fees	\$ 500	\$ 163	\$ 800
Licenses and Fees	\$ 30	\$ 10	\$ 30
Miscellaneous	\$ 150	\$ 32	\$ 150
Copies, Admin Supplies	\$ 50	\$ 62	\$ 65
Picnic	\$ 175	\$ 255	\$ 250
Postage/Mailings	\$ 500	\$ 458	\$ 500
Web Site	\$ 300	\$ 107	\$ 300
Subtotal, Operati	\$ 5,085	\$ 3,538	\$ 5,315

Repairs & Maintenance of Common Areas

Park 1 mow, maintenance, plus garbage --	\$ 3,400	\$ 2,131	\$ 3,400
Park 2 mow, maintenance --	\$ 500	\$ 315	\$ 500
Trails mow & maintenance --	\$ 1,800	\$ 1,083	\$ 1,800
Retention pond mow, maintenance --	\$ 550	\$ 260	\$ 500
Front Entrance maintenance --	\$ 750	\$ 525	\$ 750
Water at front entrance --	\$ 250	\$ 30	\$ 350
Assorted supplies --	\$ 100	\$ -	\$ -
Unplanned repairs --	\$ 400	\$ -	\$ 400
Garbage, Park 1 -- (move to Pk. 1 maint.)	\$ 200	\$ 172	\$ -
Subtotal, Maintenance	\$ 7,950	\$ 4,516	\$ 7,700

Projects, with Estimated Costs

Trail Safety Upgrades	\$ 1,635	\$ 946	\$ 4,500
Trail & Park signs and posts (~\$63 each) (x 23)	\$ 756	\$ 25	\$ 1,500
Replace 2 dead street trees at Park 1	\$ 400	\$ 484	\$ -
Yard water hydrant at front entrance (Alt. plan)	\$ 350	-	\$ -
Clear trail "external" boundary & wind damage	\$ 400	\$ 2,399	\$ 400
Projects "to be identified"	\$ 3,800	-	\$ -
Snowplowing	\$ 700	\$ 651	\$ 700
Speed/radar sign			\$ 3,700
3 personalized speed signs			\$ 400
Sandwich signs to announce Foxhall meetings-2			\$ 250
Subtotal, Projects	\$ 8,041	\$ 4,506	\$ 11,450

Total Budget	\$21,076.00	\$ 12,560	\$ 24,465
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