



Foxhall Community Association
Board Meeting
February 2, 2021 7:00 p.m.
ZOOM Meeting

Board Members Present:

Andrew Kolibas, Vice President
Elaine Vaughn, Member at Large/Facilities
Greg Darnell, Treasurer
John McKinnon, Secretary

Absent:

Robert Jackson, President

Foxhall Members in Attendance:

Donna Bosshard
Shelly Couey

Call to Order

Andrew called the meeting to order at 7:05 p.m.

Review/Approve Minutes

*Motion: Approve minutes of FCA Board Meeting dated December 8, 2020 with correction noted in discussion Moved by: John Seconded by: Greg Discussion: Correct spelling of Wolbert's
Result: motion carried unanimously*

Facilities Update

Andrew shared that he will meet with a representative of Puget Sound Energy to inspect some elements of the work they did in the neighborhood last year. Specifically on 42nd Court and 43rd Court. There are questions of the quality/extent of some areas of asphalt patching and one instance of wiring extending from a conduit above ground level (on the shoulder of 43rd Ct). Andrew will post on Facebook to invite other community members to let him know if they have any concerns that he is not aware of.

Picnic Shelter meeting held last week. They would like to solicit community donations in advance of determining how much money will be needed from the FCA budget.

Moved by Greg, seconded by Andrew to allow picnic shelter committee to use the website and Facebook page to advertise a Go Fund Me campaign to solicit donations for building the new picnic shelter. No discussion. Passed unanimously.

Recent heavy rains caused some flooding on road near retention pond. Greg suggested asking the engineer of the system about the size of the main outflow drain. Can anything be done to prevent water backing up at the inflow to the pond? Greg suggested that Elaine could contact a county representative.

Financial Update/Budget Discussion - Greg

Greg shared balances in checking, savings and reserve accounts. Nothing unexpected there. He predicts that the \$3000 budgeted as a lawsuit contingency will likely go unspent and can go to supplement the reserve fund contribution.

Five lots have not yet paid for the current fiscal year. A certified letter was received by one lot owner who has two years of unpaid dues and a road assessment. Owner has to end of February to make payment. If unpaid by the March Board meeting, the board will consider the next action, perhaps initiating a lien on the property.

Reserve Study: Greg shared the Reserve Study with board. Five options were shown for funding of projected expenses. The options present different time frames for attaining Reserve Fund balances that satisfy state law.

For context, Greg shared:

- Many HOAs have reserve funds that total about 30% of projected needs. The FCA reserve is currently in the 30 % of full funding range. A level of about 70% of full funding seems to be in the upper range for a HOA.
- Freddie Mac and Fannie May recommends 15% of annual HOA budgets be dedicated to funding a reserve fund. The \$6500 we budgeted for this year exceeds 15%.
- Reserve costs in the Samdal report reflect full contractor price – labor and materials. Greg gave examples from two of the listed assets where the cost and/or replacement time frame were much higher than he would expect. Those two items are retention park fencing and a drainage culvert at Park 1.
- FCA has a history of volunteer labor on trails and other projects. Last year alone it amounted to \$30,000 worth of labor contributed to trails projects.

Greg then offered some additional plans for funding that take the above points into consideration. The board will revisit all the options when they begin the discussions for the next budget.

Greg shared that he has reimbursed Elaine and John for some office supplies they purchased. Greg proposed sending his own expenses to the board for review before reimbursing himself (for Zoom and Quickbooks subscriptions paid by his credit card). In the future, the board suggested that the treasurer get a debit card in the name of FCA for future online expenses. Greg will explore the options.

Trail committee report:

Secret Trail damage: Greg says homeowners will reimburse for cost of gravel and they will have boundary markers resurveyed.

Communication with neighboring property owners regarding Happy Trail hazards will be postponed until March meeting.

Hazards along Happy trail have been marked with tapes and signage.

Happy Trail north of Foxtrail Drive: Tree removal is necessary to reestablish proper alignment of the trail between the neighboring property lines. That section became a drainage wash during recent heavy rains. Rob located boundary markers and discovered the need for realignment and drainage improvements. The Trail Committee hopes to carry out the tree removal work before the trees leaf out.

Neighbors are considering fencing projects and may share the cost of the rental of a stump grinder. Regrading the trail will mitigate future erosion problems.

Andrew moved that the Trails Committee can temporarily close the trail while they do tree removal. Greg seconded. Discussion: Andrew asked about the cost of the stump grinder. Greg says there is room in the budget for a shared cost of the equipment. Motion passed unanimously.

Covenants: we need to have some more information for residents, particularly new residents. Specifically, chickens are not allowed in division one. Ideas: mailer, new member/renter mailers, Greg referred to mailer developed last year that did not get sent out. Other information to include: process for changing covenants, if you object.

We can send a mailer this year with the elections info.

Website revisions considered: new member tab, picture gallery of fences and other design options in alignment with covenants, how/when to apply for approval, FAQ page, etc. Andrew will make up a description of ACC for website. Opt in form to be posted somewhere? Perhaps under documents.

John contacted Department of Fish and Wildlife experts regarding outreach and education opportunities for Foxhall Community. We could arrange a Zoom session to allow residents to raise questions or get advice regarding encounters with wildlife, such as coyotes. We may post a link to their coyote information to our website as part of a FAQ page.

Greg feels the board should try to decide on possible actions for trespassers. Greg and Elaine feel that posted signs are sufficient. Greg proposed a combination lock with password known to the community. Include password in spring mailing or refer to secretary for password.

Motion: John moved that we add a combination lock to gate at corner of blackberry trail and 4 corners trail and that we distribute the combination to FCA members in next mailing. Seconded by Elaine, motion passed unanimously.

Passwords on website: Jubilee as example of site mostly secured by passwords. Greg suggests a generic password distributed to members in the next mailing. Greg, Rob and John will work together on what content will remain public and what will have password protection.

Elections Discussion:

How can candidates present themselves to the membership without an in-person meeting? In addition to a short written statement they might submit short videos, have a socially distanced meet and greet, participate in a zoom meet and greet, etc.

Will write-in candidates be allowed?

Timelines were discussed for soliciting and receiving nominations, notifying members of meeting. Try to do ASAP for nominations.

Re: first mailing - should it include some general information like new gate combination and website password, covenants regarding permitted animals, and ACC information, or should we simply to ask for nominees?

The second mailing will include meeting agenda, voting information, candidate statements, and ballot. It may also include information of general interest to the community mentioned above, if not included in the first letter.

John will put together a draft of letter to invite nominations and circulate to board members so that it can be mailed during the week of February 8th.

New Business

Other Business

Meeting Schedule

March 2nd Board Meeting

April 1 Board Meeting

April 29 General membership meeting and board elections

May 10 Board Meeting with new Board members

Andrew moved to adjourn. Greg seconded. Approved unanimously. Meeting adjourned at 8:52 p.m.

Questions from Membership

Minutes submitted by John McKinnon, February 6, 2021.

Approved March 2, 2021