



Foxhall Community Association
Board Meeting
January 15, 2020
Kolibas's Barn

Board Members Present:

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

Foxhall Members in Attendance:

Jessica Bradley

Call to Order

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

December 12, 2019 Minutes

DECISION: Moved to approve December 12, 2019 minutes. Seconded. Approved unanimously.

Insurance Update

Greg has been gathering five-year histories on claims against Board members and Foxhall Community Association for the new insurer. He has been able to find five years on the Foxhall Community liability policies but only 2 years on the Directors and Officers (DNO). He will continue to search for more information

Don noted that Denise Solveson never got back to him regarding her research on our new insurance claim. Greg noted that everything Theresa has given the Board does not show proof that past policies covered the trails, they were only quotes. Andrew stated that the groups are stuck on verbiage. We have asked our new insurers numerous times, in numerous ways, if our trails are covered and they have said yes. We have done our due diligence.

Facilities Update

No report. Received numerous positive compliments on the pictures posted of the retention pond's handling of the rainwater.

Foxhall Website

The Board reviewed Kyrsten's email and debated changing from WIX to SquareSpace and the possibility for members to pay their dues online. There are pros and cons concerning WIX vs. SquareSpace. The Board is impressed and grateful for Krysten's work and for volunteering to update the website, however, there are still questions and processes to be answered.

ACTION ITEM: Board directed Greg to contact Kyrsten and meet with her personally to go over the questions and concerns the Board has.

Trail Guide and Guidelines

Jessica disseminated the tri-fold with maps of the trails on one side (which has already been approved by the HOA Board), and asked for the Board to review and approve the Guidelines. She also disseminated the 22 comments she received when the tri-fold was mailed to the community members. Out of the 22 responses, 18 were positive, 4 were not.

Jessica noted that the language in the guidelines is consistent with local parks and trails guidelines.

Proposed Changes:

1. Trail Courtesy (5) needs to change to – Trail users should not allow their animals to approach or come in contact with animals turned out in the fields adjacent to the trails.
2. Add a Trail Courtesy sign and resize the If you see a horse say Hay! and the Caution Please Enjoy Trail at Your Own Risk pictures. Resize all three to fit on panel.

Jessica will make the changes and would like the tri-fold to go out with the next mailing. It will also go on the website. It needs to be part of any new member packet as well.

DECISION: Move to approve changes to tri-fold. Seconded. Unanimously approved.

Mailing and Election Information

Judith noted that the election mailing will be on the February agenda for review and approval. Greg would like to add information, like the tri-fold trail guide and guidelines. He has several ideas, such as a list of all the ideas from the Picnic that members provided. He would like to include a reminder about no motorized vehicles on the trails which includes eBikes.

April Membership meeting – Elections

Andrew stated he has given South Bay Fire Station a copy of our Insurance to cover future Board meetings for one year. Greg still needs to provide a copy of our Insurance to South Bay School and schedule the date of the April membership meeting.

Snow Removal

Greg asked the committee about purchasing some sand which he can spread on icy areas within Foxhall. He has a spreader to do so and has volunteered to purchase the sand and spread it next time we have icy roads like we did this week.

DECISION: The Board approved Greg purchasing sand for the roads. There is money in the budget to do so and the sand does not cost much.

Other Business

Andrew brought information to the Board regarding the PSE work happening down 42nd and other areas within Foxhall. They are upgrading the powerlines. The contractors have been digging along the ditches and want to cut through Andrew's driveway which he has stopped. Several supervisors from the project have been to his house asking for permission to dig through his driveway. Andrew's concern is that they have never stated they will repair or replace his driveway and their work is also undermining the road which was just recently repaired. He is frustrated with the responses he has received and the timing. They are conducting these upgrades during the rainy season.

The Board needs to contact them and discuss our concerns regarding the impact on individual's property and the roads and receive assurances that repairs or replacements will bring the road and driveways back to their original conditions. Greg noted that we need to find out who the project manager is and contact them. The individuals working are contract. We need to be mindful of the easements stated in the covenants that provide easement to utility companies.

DECISION: Judith will draft a letter for Robert asking a representative to contact him or come to the next Board meeting to discuss homeowner concerns.

There has been numerous reports and complaints about eBikes (motorized bikes) on the trail. They are relatively quiet and can speed down trails and spook horses, dogs and walkers. There is a family in Foxhall who have been riding them on the trails.

DECISION: Robert will contact the family and let them know that only pedal bikes are allowed on the trails. They can pedal their eBikes but not go into electric/motorized mode.

The lawsuit against Foxhall Home Owners Association is over. The Court of Appeals, Division II, affirmed the Superior Court ruling. Greg will post the news on the Foxhall page and have the webmaster upload the link to the decision.

There is some concerns about homeowners renting out portions of their homes. Basements have been converted as have portions of the home or garage with the intent to rent them out. The ACC needs to research each incident and determine if the space is for family or for non-family. They would report to the Board with their finding. The Board will then need to enforce the covenants and policies.

The Board would also like discuss and possibly draft polices regarding ABNB's. Other homeowner associations are having to deal with homeowners renting out their homes on short term bases. Long term rentals are fine.

Board Schedule (January – April/June)

February 13, 2020 – South Bay Fire Department

March 5, 2020 – South Bay Fire Department

April – TBD

May 7, 2020 – South Bay Fire Department

June 11, 2020 – South Bay Fire Department

Meeting adjourned at 8:41 p.m.

Questions from the Audience

None

Approved February 13, 2020