

FCA Budget Meeting Agenda

November 19, 2013

- April 2013 Annual Meeting Minutes – approve/amend
- FCA Board member updates
- Summary of 2012-13 projects
- Proposed 2013-14 Budget expenditures
- Proposed FCA Insurance Coverage Increase
- Signage update
- Discussion re: trespassing on the trails / in the parks
- Vote for 5 member ACC (requires update to be filed with Thurston County)

Foxhall Community Association Budget Meeting Minutes

November 19th 2013 – South Bay Elementary School Library

Quorum reached at 7:04pm, meeting started at 7:06pm

Board members attending – Theresa Lowe, Peter Birch, Denise Solveson, Laura Nolting, one open position; Board introductions – appointed Denise as trails. All meeting attendees introduced themselves (see below for complete list).

Requested change to April annual meeting minutes: For item 3c – change 'case law' to 'legal opinions'; Motion to approve and seconded, passed (none opposed) ✱

Question asked about open Treasurer position - Carolyn Pendle will continue treasurer activities except board duties, along with Community Watch and neighborhood alerts.

Fiscal Report and Budget (Peter)

1. Appreciation for Carolyn's hard work while on the board
2. Fiscal Report highlights
3. Foxhall's fiscal resources have been going up from \$46,000. September 30, 2010 to \$65,000. September 30, 2013. This allows a nice contingency fund for things like failure of the retention pond, etc. If the retention pond fails, we can cover the costs for repair.
4. Budget highlights
 - a. Budget is based on four general Community goals. These are: 1) Maintain Value of Common Areas (entrance, parks, trail, and drainage pond maintenance); 2) Protect the Boundaries and Integrity of Foxhall (fencing and signs to protect community's perimeter); 3) Reduce FCA Risk & Liability (protect integrity goals with signs and fencing); and 4) Enhance Safety and Sense of Community (implementing and maintaining Block Watch program and website alert warnings, Foxhall picnic, newsletters).
5. Budget details
 - a. Annual Revenue – Dues and Total Budget amount are the major numbers.
 - b. 3 categories – Administration / Operating Expenses, Repairs / Maintenance, Projects with Estimated Costs
 - c. Admin is @36% of our expenses (see handout). Specifically called out Legal/Professional Fees and the higher than expected amount. Insurance – we've been advised to increase our liability from 2 million (1 million for each policy); if we increase the liability paying approximately \$3500, it would add 1 million for each policy for total of \$4 million
 - d. Repairs/Maintenance – we're planning on spending a bit more for this year, for things like mowing around retention pond, additional park mowing. We will be bringing back the Honey Bucket for spring/summer.
 - e. Projects – trail upgrades didn't happen (the area on entrance close to Hollywood, making a switchback to make it safer); winter storms (plowing, etc.)
 - f. Called out the Contingency line – we felt like we needed this to allow for unknowns in the budget.

- g. Asked for discussion and suggestions for amendments at this point. A question was asked about the snow plowing – what are the plans? Last big storm a lot of volunteers helped, but all of the roads still didn't get completely plowed. Question why the attorney fees increased so much? Answer, because the cost of Allen T. Miller's legal opinions regarding the enforceability of Foxhall covenants were underestimated. A concern was voiced that the Board will become a threat against the property owners. Discussion about the Board enforcing the covenants. Suggestion to scale back legal fees to \$1000. Comment that Allen Miller's costs were more of a project to clarify Foxhall standards and improve their use by residents. Suggestion that contingency funds are a good idea.
 - h. Question about insurance increase – there was a suggestion to increase total liability coverage to 5 million. We have probably been underinsured through the years – we're trying to catch up. Question if insurance has ever had to pay out? Any claims? Not that anyone remembers. We look for experts in our community to help give advice. Heated discussion about absolutes and how 'the law' covers.
6. President presentation (Theresa)
 - a. Talked about increased signage – mentioned trying to catch walkers, etc. from other neighborhoods. Discussion and agreement from members present that "Horse Crossing" signs will only be put up at two crossings—by the entrance and by the hill on Foxtrail. Steve Mishkin asked to have the posts on his property shortened. Linda Pruitt asked for a block watch sign close to the park (general agreement was yes, good idea).
 7. Trespassing on the trails/in the park. Continued use of Foxhall's park and trails by nonresidents is considered a problem. Allen T. Miller's legal opinion is that if a covenant is habitually violated and looks abandon—it will not be enforced by the court, was read from speaking notes. Discussion about prescriptive easement and how it is still a concern in our neighborhood. Nancy Allen example and how she could have gotten prescriptive easement. (Comment that it's hard to get around, it's easier regarding things like fences). The Board is concerned about Foxhall losing control of Foxhall properties.
 8. General discussion
 9. Motion to accept the budget as is and seconded. 14 yeas and 1 opposed. The Budget passes as is.
 10. Voting for the ACC having a 5 member board; motioned and seconded, passed with none opposed.
 11. Request to send a thank you note to Annie Fitzsimmons for her work. Motioned and seconded, passed with none opposed.
 12. Motion to adjourn and seconded; adjourned at 8:30pm.

Attendees

Theresa Lowe
 Peter Birch & Kathy Hamel
 Denise Solveson
 Laura Nolting
 Burleigh Cubert
 Linda Pruitt
 Stephen Mishkin
 Bob Pendle
 Bert Lewis
 Dean Munson

Dave Fleming
 Ellen Berg
 John Austin
 Aaron & Jessica McDonald
 Laura Shillam
 Cindy McAllister
 Steven Morrison
 Dick Wadley
 Richard Montemarano

TO: Foxhall Community Association

FROM: Carolyn Pendle

DATE: November 19, 2013

SUBJECT: Annual Fiscal Report
Fiscal Year October 1, 2012, to September 30, 2013

Year-End Fiscal Report, FY 2012-2013

\$ 11,598.34 Checking Balance, 10/1/13
+ \$ 54,291.91 Savings Balance, 10/1/13, Without 2012-3 dues
\$ 65,890.25 Fiscal Resources, Year End

11/1/13 Update – Dues Received for 2013-2014

\$ 18,900.00 2012 dues received as of 11/1/13, from 105 residences out of 122 (= 86% of total dues). The total annual dues would be \$21,960.
Dues more than 1 month late are charged 12% interest/year until paid.
→ For the past fiscal year, we ultimately received dues from all but two residences— FCA liens are in place on both those houses, and each has been in default 5-6 years.
Total Current Resources, including dues for coming year, as of 11/1/13
\$ 84,790.25

The Foxhall Community Association treasury continues to be sound. The following indicates budgeted amount and year-end balance, as compared with previous years (excluding dues received for the coming fiscal years):

FY 10/1/09 to 9/30/10		FY 10/1/10 to 9/30/11		FY 10/1/11 to 9/30/12		FY 10/1/12 to 9/30/13	
Budgeted	Yr-End	Budgeted	Yr-End	Budgeted	Yr-End	Budgeted	Yr-End
20,259	19,380	22,984	19,552	21,076	12,560	21,305	15,131
	46,005		47,091		59,344		65,890