



**Foxhall Community Association  
Board Meeting  
August 8, 2019  
South Bay Fire Department**

**Board Members Present:**

Robert Jackson, President  
Andrew Kolibas, Vice President  
Don Noyes, Treasurer  
Greg Darnell, Facilities

**Board Member Absent:**

Judith M. Anderson, Secretary

**Foxhall Members in Attendance:**

Joan Darnell  
Donna Bosshard  
Rose Eilts  
Kit Metlen  
Bert & Lynn Lewis  
Carolyn Pendle

**Call to Order**

Mr. Jackson, President of the Foxhall Community Association, called the meeting to order at 7:04 p.m.

**Review of July 10, 2019 Minutes**

Andrew read the minutes from the meeting.

Board members noted minor changes which Greg captured. Andrew moved to approve. Don seconded.

**DECISION:** Unanimously approved.

**Facilities Update**

Greg reported that he had installed the motion-sensitive solar security light on the pole closest to the basketball court. It is set for 30 seconds duration at the moment to save battery. It seems to be working fine, though the claimed motion detection range of 49 feet is more like 30 feet. It does detect vehicles that pull in to the parking area, as well as people.

Additional lights can be installed if we feel it is appropriate. The pole at the other end of the parking area does not have good sun exposure. Judy and Gary Johnston have extra poles we can use to install additional lights.

Don would like to install more lights to cover the playground area. Greg noted that the solar lights really didn't have the battery capacity to provide light for activities; larger solar panels

and batteries would be necessary. We also need to be sensitive to light pollution of nearby neighbors.

A better long term solution would be to get power run to the park if it is cost effective. There is a PSE vault behind the backstop that we may be able to connect to, in which case installation costs might not be too high. Andrew suggested that we contact PSE to get an estimate on installation price; if it's unreasonably high, we can explore solar options.

A video was done of the retention pond exit culvert by Rob Armstrong and a friend with an RC car, with camera and flashlights taped to the car. The lower parts of the culvert mostly look good, but there is rust in the upper part near where we recently repaired a rusted out part. Unfortunately when corrosion is found in one area, it is likely to follow soon in other areas. Greg had found a 2015 price list for a SnapTite culvert liner and estimated the parts cost at \$6000; he got a bid of almost \$44000 from a contractor using a different type of liner. The local distributor for SnapTite is coming on Monday to look at the pond and give us a bid.

Don suggested that perhaps a partial repair of the upper culvert would suffice. Greg noted that the "liner" type repairs are designed to do the entire pipe at once. The culvert is nearly 40 years old, and steel culvert lifetimes are 30-50 years. The HDPE liner lifetime is estimated at 50-100 years.

Greg is still waiting for input from our resident landscape architect on the front entrance. For the budget he would like to increase the planting allowance to \$1000 since no money was used this year, and also to bump up the maintenance budget since it currently isn't sufficient to cover a professional gardening company.

Additional budget items Greg would like to consider are funding for a picnic shelter in park 1, and whether to weed kill and fertilize park 1. We should put some of these ideas up on a board at the picnic and solicit ideas and feedback.

### Budget

Don presented budget estimates for the next fiscal year that were developed working with Carolyn Pendle. Dues revenue is slightly higher than expected because someone paid too much in dues. Dues increase of \$300 will give us \$36600 income next year.

Budget numbers were reviewed – columns comparing previous budget, year-to-date spending, and proposed budget.

A large increase in assistant treasurer expense will be discussed in executive session - \$1200 increases by 67% to \$2000. Mailing so far this year exceeded old budget, so amount was increased, but email notifications are gaining traction and may reduce costs in the future.

Fiscal year is October 1 thru September 30. Year-to-date expenses for things like mowing are not yet fully billed or paid.

Carolyn noted that “repairs and maintenance” for front entrance includes water, and park 1 includes garbage and porta-potty expenses. Water is tricky since previous years were not billed correctly, but so far the amount looks okay, as long as we make sure to turn it off in October.

The trails committee was unable to provide an estimate in time, but the trails budget is expected to decrease as improvements are made. Don estimated a 25% reduction versus last year.

The contingency amount from last year was removed, as Don feels it is covered by the “reserve fund”.

We are far under predicted expenses for the year so far; however, we still have continuing expenses such as water, mowing and garbage that continue.

Robert asked what happens to any surplus – Don responded that any leftover amount remains in the account for the future.

Greg asked for past history on legal fees. Robert noted that they had been fairly low until the lawsuits. Don pointed out that there is a \$1000 deductible on legal fees and then insurance will cover the remainder.

Greg would like to consider additional funds for the front entrance – planting and maintenance, and also for conversion to drip irrigation. There isn’t sufficient money budgeted after water expenses to hire a professional company to do the maintenance. Don pointed out that this is just the first draft, and that it is open to modifications. If dollar amounts can be proposed, they can be considered for the next draft. Don would like to solicit ideas/proposals from members and discuss further.

Robert mentioned that the membership has been good in helping to maintain the front entrance; we could have another front entrance work party. Greg agreed but also noted that some members expect their dues to pay for maintenance, and we need to look at where we want to focus our volunteers.

### Picnic

The picnic will be August 24 from 11AM-2PM with kid’s games at 1PM. Andrew and Karena are organizing with help from several members. He received info from Bert Lewis on attendance and expenses of prior picnics.

## Board Deadlines

Andrew will make a working document to set future boards up for success, with dates and items to be handled. He will try to have it up and running by the September meeting. Greg suggested this could go into the board policy handbook that Bert started and handed off to this board.

## Security Cameras

Don has purchased the cameras and has materials for the posts and mounting platforms; Andrew has spare coax cable. Don wants to build backing boards for the signs to make them sturdier, then put everything together and install on 10-12' tall posts. Andrew will help. Robert suggested asking Rob Armstrong for help based on his experience with trail signs, to give them a consistent look. The signs will be installed near the county shooting ordinance signs at both entrances.

## New Business

Greg has received reports of groups of people from Lost Peacock Creamery on the trails: 2 adults, 3 goats, a dog and about a dozen children. Should we send a letter reminding them of private property? The group passed signs on Foxtrail Drive that make it clear the trails are private. Robert suggested that board members go and visit with them; Don agreed that they may have received bad information.

Robert noted that there was a confirmed bear sighting in Park 2. We need to remind members to be safe on the trail, be aware of their surroundings, etc. Don suggested that we add this to the website and Facebook. Carolyn Pendle noted that there was a confirmed cougar sighting in Hollywoods. Carolyn will send out a Block Watch alert on those topics, and then Greg will post to Facebook.

Vandalism of trail signs was then discussed. The board has video of a member vandalizing one of the signs. The board will send a letter to the offender and to the sheriff. Don emphasized that the signs are there for safety and security, and the board takes this vandalism very seriously. The contents of the letters will be discussed in an executive session.

<break for executive session>

## Other Business

Don reported that an accident occurred near his property. A large maple tree fell across the trail from a neighbor and onto Don's property. Judy Johnston called him to report that the trail was impassable. It took Don 2 hours to clear the trail. Don suggested that we might need an arborist to come and check the trees adjacent to the trails and parks to see if we need tree

maintenance. There was an estimate of \$3000-4000 for this to be done if a golf cart could be used, and \$5000-6000 if the arborist had to walk.

Robert suggested that we reach out to the community to see if there was someone with the expertise to do this. Greg pointed out that we have members with extensive forestry experience that we could probably ask to do this.

It was pointed out that it is the responsibility of the property owners to take care of trees on their property. It was suggested that we get 3 bids for an arborist.

With no further business, Greg motioned to adjourn, Andrew seconded, and the vote was unanimous. Meeting adjourned at 8:33PM.

Approved September 11, 2019