

Budget meeting minutes - Oct 12, 2010

Quorum - established (13 is a quorum)

Prior meeting minutes - approve

Agenda

1) Introductions (Ellen Berg is out sick tonight)

We have an exact quorum (13)

2) Prior meeting minutes - Carolyn suggested an amendment to the prior ACC report.

Proposed adding “Burleigh Cubert read the ACC Report: there have been two proposals approved since the last meeting, one garage and some fencing. Discussion ensued – there were concerns about non-compliant structures that are up and visible from the road.” The minutes were moved, voted and passed.

3) Budget (Carolyn Pendle)

Year End Fiscal Resources - \$46,005.75

We're collecting the dues for upcoming Fiscal Year - due Oct 1. Received \$17,280 as of Monday (80% received). Last year this time was 77%. By the end of summer last year we had received all but 3.

Accomplishments - Rebuilt Main Entrance, Trail gravel and drainage improvements at three sites - NW corner behind lot 1 div 3, near the campground, and near lower entry close to Solvensons.

Board Priorities - #1 is Protect the boundaries and the integrity of Foxhall; no infringements on Foxhall

#2 is to maintain the value of the common areas (e.g. parks, playground equipment, etc.) and the trails, to protect all our property values.

#3 is to reduce FCA risk and liability, to help control risks AND costs

#4 is to enhance safety and sense of community -proposing 2 newsletters a year instead of 1. Carolyn mentioned sending emails to notify residents of incidences. E.G. the theft a few weeks ago.

Possible projects:

(Priority #1) - Protect boundaries - complete the trail fence along the campground (behind lots 27-29, div 3). This year's proposal is a bid for @ 1000 feet of fencing along the trails.

Question - what kind of fence? Previous proposal (Keith Solvenson - proposed 5" round farm posts, but it was decided to use 6" square). Do we need another survey? No - there are metal posts the fencing company can identify. Theresa commented - this bid is \$2700 over the work party effort. She also mentioned having a strong, moderately attractive fence to start off with, since we will be adding to it. Burleigh mentioned hearing shooting; Deanna rides trails and notices others on it. Keith S asked what is the additional fencing planned? The MC sites. Deer could jump the fence but generally animals won't be able to get through; also bicycles shouldn't get through although kids could climb it.

Some folks want the entry coming in from Forest Park closed (a gate) to help keep non-Foxhall residents out. 20' of fencing and a 6' gate is the estimate. The community is to decide if they want a lock, etc. There is currently a No Trespassing sign posted. Keith S. - horse issue, some folks don't want to get off their horse to open the gate. Discussion about locking - some Foxhall people want to meet up with people from there. There are several occasional users (more than 4 probably). We can go ahead and put up the fence and gate, and discuss locking at a later date. Theresa - the gate makes more of a statement to tell non-residents to not trespass. Keith S. has extra signs if we need them.

(Priority #2) - Maintain common areas - Annual mowing and maintenance for parks 1 and 2; improve the trails by stabilizing with gravel and improve drainage. Entryway - was not designed to be low maintenance, so the board is suggesting spending a bit more to make it so - using mulch, low maintenance plants. The water pipes have not been connected yet - Paul Carlson confirmed this. He gave an estimate to finish it. The issue was the county tore out the old pipes because we don't own the road or anything under it. Problem was that we couldn't get enough pressure on east side. Paul thinks that is fixable. Routine is to only have water turned on during the summer. Is there a power issue? Gary Johnston said there's a transformer on east side that we could get permits for to run across where needed. Lights had been discussed too, but no decision was made. Do we need lights? There's already a street light there. The estimate doesn't cover the cost of electricity for a light - will address next year.

(Priority #3) - Reduce FCA risk/liability - during the BBQ, the board was setting up, discovered that the trash can was full of beer cans/bottles, and started noticing the trees are overgrown that encourage 'party spots' or 'privacy' spots. Board suggests that we can remove some lower branches to open up the area to enable seeing what's going on. Carolyn's arborist was giving an estimate, and noticed an alder tree that's leaning on the fence that needs to come down. Budget is for 1/2, and private property owner would cover the other half. Question about solar powered lights? Keith mentions that the solar lights don't work well and probably could come down. Keith - another suggestion was to wire up the lights. Gary J said there's a J box that is there and it could probably be done. Theresa - mentions it might be worthwhile to go ahead and light up the park at dusk. (She also mentioned issuing resident vehicle decals). Lights should deter kids. Could the lights be wired just over the parking area? Gary Johnston said yes, he has some poles and thinks @ \$49 a piece for lights. The wiring would need to have someone install (meter vs. fixed rate). Carolyn mentioned getting an estimate for the work,

permits. We can contract PSE engineer to come out and give estimate. Need to poll the local park people to see how irritating the lights would be.

Park mowing (Rose Eilts) - trees around the perimeter of the park, should be taken out and replaced. She got an estimate from a wholesale nursery. For 2 inch diameter tree, the estimate is @ \$150 each. The trees that are there were bought out of Oregon, but we probably wouldn't be able to replace them. Rose believes the trees are Colander Armstrong maple trees. They are in root bags. Ron Holeman thinks the park needs to be mowed more often, and on weekdays not weekend days, and also need to make sure the grass is bagged up. Carolyn - contract for mowing provides for 10 per year and provides for removing the clippings. Last mow was too wet but they need to come out and pick up before getting paid. Current contract goes to June 1st. We'll take bids for a new mower. Treating for weeds - there is one weed treatment in the proposed budget for this year. It is best to do it in the spring. We didn't do anything in spring 2010 so weeds did pop up.

Keith S. - big snow 2 years ago and didn't plow. FCA paid for snow removal but didn't get all of Foxtrail. How much do we budget for? When? There is \$400 for unplanned expenses, and we also have substantial reserves that we could use for emergency. \$500 for the last big snow covered @ 2/3rds. Consensus is to have the Board take care of it.

(Priority #4) - Safety/Sense of community. We doubled the amount of money to update the Foxhall website, issue 2 newsletters per year, the annual picnic, encourage enforcement of Foxhall

covenants, and encourage owners to maintain their land along trails (blackberry/Scotch broom/tree limb removal). Carolyn talked about the budget. Burleigh moved to accept the budget as proposed. Keith seconded. Discussion regarding the proposals during the meeting that were not really included in the budget as is. Mr. Fleming brought up lighting, extra mowing, etc. Theresa proposed getting estimates, and set up an emergency fund. Burleigh then asked for a vote. There were a couple of nays, all of the rest are ayes. The Board will get estimates and bring these items up in the spring.

Theresa said we are moving on the website, the board is taking small steps to move things forward.

Discussion items - one not on there is the action needed for non-dues payers. There are still 3 properties behind on dues 3 years, and we will be filing liens against them. This is why the legal fees in the budget has increased. We are sending communication to them (series of 4 notices) to let them know what's going on. The liens being filed will include interest.

Suggestion allowing local Foxhall residents put in a small 'ad' for the newsletter. We will communicate that when people let us know who they are.

There needs to be two changes to the by-laws. 1) Update it with the current dues. 2) Change the strict meeting date (Mondays at 8:00 to say "April"). Burleigh - there's an RCW about proper notification. Carolyn explained that the RCWs cover non-specific laws. Because our by-laws are pretty specific, it doesn't really apply. Rose suggested changing the fiscal year but it's set up with what's filed with the Secretary of State (articles of incorporation).

ACC report – Bob Pendle; In August Keith Long got approval to build a greenhouse; The Pendles built a horse run that was approved by the ACC. Reported issues – 1) a canvas tent used for garage cover was taken care of. 2) The travel trailer across from park. A letter was written which included citing the appropriate covenant. Bob got word that the trailer will come back after a period of being at a construction site. When it does, another letter signed by everyone in ACC will be sent including some recommendations on how to conceal it. If still not followed, the ACC/board will then decide what to do. 3) Another small travel trailer is visible; tree cuttings visible, trees needing to be removed.

Suggestion to add attorney's fees to the budget for step 5.

Meeting adjourned at 8:53pm.

Respectively submitted by Laura Nolting