

# ANNUAL BUDGET MEETING MINUTES

DECEMBER 9, 2003

Meeting started at 7 p.m. A quorum was present and began with the reading and approval of the minutes of the spring meeting (April 28, 2004).

## 5-Year Plan:

Mike McGee presented the 5-year plan and a status for each of the areas. This plan was brought out in April 2000.

**Area 1** – trail repair behind division 3 lot 11 – boundary between Foxhall and Forest Park. This wet area has been filled in.

**Area 2** – Marshy area to repair but this will take \$10,000 to \$15,000 to fix and is not planned at this time.

**Area 3** – Between Lots 22 and 21 where two streams come together – this has been fixed.

**Area 4** – Behind lot 5 – no plan developed but Mike believed the owner has partially fixed the problem but may still need some improvement

**Area 5** – Foxhall Retention pond. This is a huge job (another \$10K) so has not been done.

- In addition, pea gravel was added to the play area and repairs were made to the big toy. Foxhall Park #2 had a big plan (pickle-ball and basket-ball court) to revamp it but it was voted down and no new plan has been completed.
- Picnic area in park #1 was proposed to have a cover but was voted down because of fear of vandalism. It was also proposed to look into a regulation basketball court and the board could look into it.
- Another improvement was to add an entrance sign to the lower entrance. There is a preliminary proposal for that.

Not included in the five-year plan but have been completed:

- Trail behind lot 8, Division 3 has been raised due to water problems
- Behind lot 28 and 29, Division 3 trail was also raised above marshy areas

- Division 2, lot 1&2, trail was raised
- Filling in Park 2 to overcome low areas
- Many other little repairs and maintenance.

Homeowner noted that the trails did look great.

### **Budget:**

- The dry summer saved a lot of money in grass maintenance (mowing)!
- Irrigation at the front entrance is no longer working. While we have no idea what the cost will be, \$1,000 has been added to address a new system.
- Insurance increase was significant because the company discovered that Foxhall was an Association and not a club.
- It is hoped that no unforeseen expenses will be incurred (i.e., park vandalism).
- It was asked about whether there was a lien put on Souri's property. Burleigh's found that the \$122 is not worth the lein. The chain of evidence is corrupted and covenants are not strong anymore. **A motion was approved to not pursue action.**

The FY2004 Budget was voted and approved (no apposed):

### **ACC Report:**

Keith Long stated that a few small improvements have been approved (chain link fencing or little storage buildings), but nothing controversial. A new home is being build in Division 2 on Foxhall Drive (Lot # 52).

The controversy over the weekend event at the Rabbit Shack sparked a new discussion. It was asked why outside vendors couldn't come into the neighborhood since they have been tolerated in the past (Horse riding clinics, etc.). It was noted that we cannot constrict a business as long as it is not "noxious". Another resident stated that they felt the ACC was ruling independently. Residents noted the frustration over lack of strong covenants. Other residents complained that outside vendors often come in for equestrian activities and questioned what the difference was. Residents also noted frustration that a big deal was even being made over the small business. It was not causing a problem and was not noxious. The only issue was the one day event with external vendors. The conversation also evolved to the de-evolution of the covenants and the lack of enforcement anybody has over the original covenants and Architectural Committee. There has been no resolution on this issue.

The question as to whether the covenants were meant to dissolve after the development had matured was brought up. Emphatically, the answer is no. The covenants are a contract between the homeowner and the association.

### **Other Business:**

#### **Bylaw revision readings:**

- 3<sup>rd</sup> reading of the appeals process on ACC decisions and creation of a separate appeals board. Motion to accept was approved with no opposed.
- 3<sup>rd</sup> reading of the insurance purchasing provision (liability and personal injury) for board members protection against lawsuits. Motion to accept was approved with one opposed.
- 2<sup>nd</sup> reading of the provision for removal of board members by simple majority. 3<sup>rd</sup> reading will be in April.

Vote on Covenant re-write (via the bill for the dues) was reviewed. Burleigh noted that there was too small a response to make any judgments or conclusion from the vote. People probably didn't have enough information. A group should be formed to research other community covenants, obtain legal advise and come up with new proposed covenants for Foxhall. There have been enough issues and dis-satisfaction with the existing covenants to warrant this but the Board cannot take this on. It was suggested to clarify the issue with a short explanation sheet that asks for a response as to whether it should be explored. It was said that mail will probably not get the response and a small committee should be formed to go house to house. A motion made to table the issue and information to be sent out to the community before the next meeting for discussion at the next meeting (April). The motion was approved.

**Gate at Forest Park:** No gate was installed per a decision at the April Meeting to wait. Complaints seem to have stopped. Motion passed to continue to rely on sign and make no further action until it can be presented again in April.

**Dues:** The history of the dues increases was presented. After discussion, projections and justification, a motion to increase dues to \$125/year was approved with nobody opposed.

Beth Spellsberg was nominated for the Board.

### **Proposed Enhancements:**

- Park boundary fencing: A discussion covered a way to protect against cars driving on the grass. Chain link, steel posts, vinyl and wood posts were suggested. The board was asked to find prices on vinyl and treated wood fencing for presentation at the Spring Meeting.

- Speed Bumps: It was requested that speed bumps be installed in Foxhall. The cost and the amount of horse trailers that would have difficulty with them were brought up as issues. Carol Edwards volunteered to check with the county about speed bumps and to see about speed limit signs.
- Trail improvement by Lot 5, Division 3.
- More trail markers needed in lot 37 of Division 1.

The meeting adjourned at 9:00.