



Foxhall Community Association
Board Meeting
April 7, 2019
South Bay Fire Department

Board Members Present:

Robert Jackson – President
Chea Miller – Vice- President
Don Noyes – Treasurer
Bert Lewis

Guests:

Judith Anderson
Steve Hewitt
Deanna Jackson
Greg Darnell
Kit Metlen
Gary Johnston
Denise Solveson
Rose Eilts
Donna Bosshard
Teresa Lowe
Elaine Vaugh

Board Members Absent:

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

Minutes from March 07, 2019 Meeting

President Robert Jackson read the March 7, 2019 minutes.

DECISION: Moved to approve. Seconded. Approved unanimously.

Treasurer’s Report

Treasurer Don Noyes provided an update to the treasurer’s report.

- Private road reimbursement invoices were mailed on 3/18. HOA has received payment from six property owners and one payment from Foxhall HOA for \$76. He may need to mail out another round of invoices in early May.
- Snow removal checks were mailed on 3/14/19
- Six property owners are in arrears, one owns two lots.
- Balance in Checking – \$17,565.09
- Reserve Funds - \$41,570.31

Trail Report

Greg Darnell provide information on trail repairs since the last meeting which included information on the repair of the retention pond. There was a Facebook posting regarding a section of the Cat Trail as being owned by Virgil Adams at one time.

DECISION: No action taken. More information needed regarding the Cat Trail comment on Facebook.

Facilities Report

Bert Lewis reported that two mowing contracts have been signed by the President and mailed to contractors.

The front entrance bid from PTM contained minimal information and no prices within it regarding getting into shape. It only provided an estimate of \$800 for yearly maintenance. Bert contacted them directly and they estimated \$300 to \$400 for time and materials. He suggests looking for other bids, however, he has been unable to locate other companies willing to bid on the front entrance.

The tire swing needs, at a minimum, one timber replaced. Bert contacted the Big Toy Company business in Seattle who informed us that the company that manufactured the tire swing is no longer in business. The Big Toy Company does not supply the timber needed. Bert called Tanglewild Lumber, one beam is estimated to be \$140.

Task: Continue to research options for the repair of the tire swing.

Special Meeting Minutes

Interim Secretary Chea Miller disseminated the minutes from the March 26, 2019 Special Meeting.

There was a correction on the vote tally.

Seventy-six votes were tallied.

Results:

- Infrastructure Change – 20 in favor – 56 opposed. Bylaw proposed change did not pass.
- Voting Change – 27 in favor – 46 opposed. Bylaw proposed change did not pass.

Note: Some of the membership did not sign-in creating a discrepancy but were seen in attendance.

Discussion focused on a motion that was made during the special meeting to adjourn before the vote tally was taken. If this occurs in the future, via Robert's Rules of Order, the President/Parliamentarian needs to state there is still unfinished business to attend to and deny the motion.

There was a question on how the tellers verified members present at the meeting since several members did not sign-in. In this case they were new tellers and instructions were not given to them which will not occur in the future. However, in this case the validity of the meeting is secure because the two members who did not sign in were obviously present and known. There was a suggestion that the tellers not be sequestered and the need for official oversight during the counting and the continual need for secret balloting.

DECISION: No action at this time.

Upcoming Elections

Keith Long's resignation was accepted by the Board during the 3/7/19 meeting. The HOA election meeting is scheduled for April 23, 2019 at South Bay Elementary. This creates a tight window to work within. There was discussion of moving it back two-weeks into May but the Board determined that, though it would be a tight timeline, it could be done.

Timeline:

- Letter out to the Foxhall community asking for nominations by April 9, 2019.
- Nominations to be returned to Foxhall Board by April 16, 2019
- Second letter to be mailed to Foxhall community with names of nominee by April 17-18, 2019

DECISION: Go forward with accelerated timeline. The Board will not accept nominations from the floor. This will be stated in the first mailing and during the meeting.

Tasks: Bert and Chea to work together to send out the announcement, collect the nominations and quickly mail out the nominations.

Discussion occurred between Board members and those in the audience around handing out ballots and proxies. Bert reminded the Board and members attendance that the Bylaws specifically state that property owners can only hold 2 proxies so in addition to voting themselves they deliver up to 2 proxies.

Task: Bert will update the teller documents to reflect new ballot distribution method. Bert will also draft meeting announcement letters, email it to the Board members for review and request responses by 10:30 a.m.

Couey's Letter to the Board

Treasurer Don Noyes read a letter the Board received from the Couey's dated February 25, 2019.

"We have lived at 5535 42nd C NE (Lot 74) for 22 years. The trail behind our home has been closed during this entire time. We are concerned about the trail being opened up for several reasons.

It is dangerous and would be expensive to maintain.

The canyon contains a seasonal stream indicated on maps as Fox Hollow Creek, which drains into Woodland Creek.

Use by animals such as horses will increase fecal coliform downstream into Woodland Creek.

For these reasons we ask that the trail remain closed as it has been for decades. Limited homeowner association funds should be utilized to maintain and improve park 1 and development entrances."

Mark and Shelly Couey

The Board understood the privacy issues but many do not have privacy as well but contend with it. Some on the Board felt the trail was opened inappropriately since it was not brought to the attention of the Board and easements were obtained without Board involvement. There were comments about easements in general and the 80% membership vote on any changes to easements. There was also concerned about the cost of maintaining the section, liability and private funding being used.

Others felt the trail is no longer dangerous and the individuals who showed up at the opening of the trail are the approving vote.

Rose Eilts spoke that she feels the granting of easements for this project was a covenant change and though she in favor of the Canyon Trail this needs to be addressed. Deanna Jackson felt the trails committee was doing a great job.

There were heated discussions on whether the easements given by property owners was the same as easements to outside organizations like the Water Company.

DECISION: There needs to be clarification since there are several opinions out there regarding the Foxhall Covenants. President Jackson moved to contact the Foxhall

Attorney Mr. Hoss about the covenant/easement issue. Seconded by Treasurer Noys.
Approved Unanimously.

Task: President Jackson will draft the letter which will be sent to the Board members for review and approval.

Unfinished Business

None.

New Business

None

Question and Answer from Membership in Attendance

Teresa Lowe request changes to the 3/7/2019 minutes. Suggested taking the word “fiasco” out of the meeting which isn’t professional. “Membership meetings can be positive, there’s a legitimate place for them . . . All the special meeting did was to try to maintain the status quo.”

DECISION: Chea moved to amend the 3/7/19 minutes by striking the word “fiasco” and replace it with “meeting”. Don seconded the motion. Unanimously passed. Bert moved that the amended minutes be accepted. Don seconded. Unanimously passed.

There were additional suggestions for the Board regarding Insurance coverage. Denise Solveson will forward an article she has regarding this to the Board.

Elaine Vaughn wanted to make sure the Board received her suggestions concerning modernizing voting. The Board acknowledged receiving her information, thanked her for her time and energy on this and that they look forward to reading it more thoroughly and taking it up at a future Board meeting.

Adjourned xxxx

Respectfully submitted by
Judith M. Anderson, Foxhall HOA Secretary

Approved June 6, 2019