



Foxhall Community Association
Board Meeting
July 8, 2021 7:00 p.m.
ZOOM Meeting

<p>Board Members Present: Elaine Vaughn, Member at Large/Facilities Greg Darnell, Treasurer John McKinnon, Secretary Robert Jackson, President</p> <p>Absent: Andrew Kolibas, Vice President</p>	<p>Foxhall Members in Attendance: Bosshard household Bert Lewis Doug Dyjak</p>
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Call to Order

Bob called the meeting to order at 7:04 p.m.

Review/Approve Minutes

Motion: Approve minutes of FCA Board Meeting dated May 10, 2021. Moved by Greg, seconded by Elaine, No further discussion. Voting result: motion carried unanimously.

Facilities Update (Elaine, Greg)

- Inlet pipe work finished today. Cost under \$13,000.
- Entrance work done except for finishing the words on the sign – budget reallocation, so far total of \$1100 is only one hundred over budget. Sprinklers on each morning for 15 minutes.
- Port-a potty installed for the summer.
- Park 2 weed spraying was done at voluntary expense of neighboring property owners

Financial Update (Greg)

- Picnic shelter update – status of fundraising at \$8500. The hope is that we get to \$12,000 in donations, the Association will pick up the rest. First inspection has been passed, next inspection will be associated with the slab and drainage. That work is proposed for July/August.
- Current balances/expenditures (see attached summary)
 - Savings appear to be due to decreased mowing at park 2 and retention pond, no insurance contingency needed, smaller legal expense than budgeted, smaller expense for snow plowing.
- Status of outstanding dues/assessments: Greg will contact lawyer about first steps in lien process (see new business).

Trails Committee Update (Greg)

- Trails work is progressing, but a little bit behind the usual schedule.
- The county has said we can add culvert where Canyon Trail crosses the drainage course. No permit is required for that work.

- Check dams (up to a dozen) on Canyon Trail need to be repaired. Greg proposes \$600 to hire Couey boys to rebuild these this summer. 10 hours each at \$25/hr. plus the cost of the rock.
- *Greg moves to spend \$600 to rebuild check dams in lower part of the Canyon Trail. John seconds. Unanimous in favor.*

Other Business

ACC input – trail fencing safety measures - t-post caps and exposed hot wires (Andrew spoke with Jessica Bradley for more information. He will follow up with ACC and report on this at next meeting.) Greg expressed feeling that the ACC oversight needs to be more proactive, rather than reacting after the fact.

Trespassing: Brush barrier near Coppermill property seems to be effective at discouraging people from crossing from that property onto Foxhall trails.

Regarding perception by some Hollywood residents that they are allowed on our trails: Greg will get contact info for Hollywood Association and pass on to Bob so that he can enlist their help in clearing up that misperception.

The issue of crossing of the trail for access to neighboring property near Rock Hill and Happy Trail has been settled.

Picnic planning status: Saturday August 28th from 11:00 to 1:00(Andrew) Volunteers welcomed. Bob volunteers as grill master.

Membership Directory: the feedback gained through the April survey was minimal and inconclusive. There remains some interest or need for a membership directory for the purposes of emergency response/preparedness, security through neighborhood watch, or simply contact info for neighbors. However, because there are association members who do not want their contact information available to the public, the board does not intend to distribute that information.

John volunteers to prepare something for the picnic to invite community members to create their own contact list.

Selection of lawyer to replace Robert Wilson-Hoss: no new recommendations. Greg will contact Bryce Dille, as recommended by Mr. Wilson-Hoss, to inquire about using his services to carry out the lien action. Greg will pass that info on to the board before engaging him in the work.

Neighbor on Neighbor complaints – process/practices for Board involvement? Bob suggests that we draw the line at what happens on Association property vs. private property. What can we do to proactively to reduce conflict? When might board members act as go-betweens with neighbors in conflict? More discussion to come.

Budget proposal and approval process (Greg):

Greg shared the proposed timeline for creating the budget and sharing with the membership.

Greg went through his draft budget line by line. There are some increases for some routine maintenance such as weed trimming on Canyon Trail that in the past have been done by volunteers. Discussion of dues increase to \$330, outreach for more volunteers, level of reserve funding to \$7500, picnic/newsletter/ mailing with history of what our volunteers have saved us, what other associations charge in dues.

Motion: Bob moves to accept proposed budget that we will distribute, seconded by Greg, unanimously approved

New Business

None.

Adjourn

Motion: Adjourn meeting at 9:12

Moved by: Bob; Seconded by: Greg

Discussion: None

Result: motion carried unanimously

Questions from Membership

None.

Minutes submitted by John McKinnon, August 4, 2021.

Approved August 5, 2021

Picnic Shelter Summary										
Donations	\$9,051									
Donors	30									
Cost Summary										
			Estimate	Actual	Notes					
Construction Plan Design Fees		\$2,400	\$2,000	Complete, Paul Carlson donated \$3500						
Permits (Thurston County)		\$1,200	\$955	Complete						
Concrete slab, footing, sidewalk		\$5,599								
Rock base under slab		\$1,140	\$672	Complete, Keith Long donated trucking						
Drainage system		\$1,452	\$1,600	All parts purchased, Craig Mills donated highway grates						
Columns to support roof structure		\$467								
Trusses, beams, joists		\$4,387								
Roofing, underlayment, wood sheeting		\$5,692								
Lighting and Electric		\$943								
Totals		\$23,280								

Draft for Membership Review, July 15, 2021
Foxhall Community Association Expenses and DRAFT 2021-2022 Budget

	FY 2020-2021		FY 2021-2022
BUDGET CATEGORIES	Adopted	Actuals	DRAFT
	9/21/2020	as of 7/2/2021	7/15/2021
ADMINISTRATIVE AND OPERATING EXPENSES			
County & Federal taxes	750	754	800
State Licenses and Fees	30	18	30
Miscellaneous (ballots, bank charge, etc)	100		100
Postal Mailing Box rent	250	192	220
Treasurer Software & Expenses	500	216	500
Admin. Supplies	150	83	150
Mailings	800	158	800
Web Site & Zoom	507	273	507
Picnic	350		350
Insurance - General Liability	1,660	1,344	1,500
Insurance - Directors & Officers	1,600	1,641	1,700
Insurance - D&O lawsuit contingency	3,000	0	0
Insurance - Umbrella Policy	1,200	1,212	1,300
<Insurance Sum/Subtotals>	7,460	4,197	4,500
Legal and Professional Fees	3,000	500	2,500
<<Subtotal, Operating Expenses>>	13,897	6,391	10,457
REPAIRS & MAINTENANCE OF COMMON AREAS			
Park 1 Mowing & Maintenance	5,000	1,493	6,100
Park 2 Mowing & Maintenance	1,200	433	2,300
Retention pond Mowing & Maintenance	2,400	432	2,600
Trail Mowing	2,350	1,263	2,600
Trail Safety & Maintenance	2,420	416	2,500
Main Entrance Water & Maintenance	1,000	347	1,000
Winter Snow Plow Roads	750	20	750
<<Subtotal, Repairs/Maintenance>>	15,120	4,404	17,850
IMPROVEMENT PROJECTS			
Picnic Shelter	3,000	2,955	3,000
Park 1 Project	1,000	1,113	1,000
<<Subtotal, Improvements>>	4,000	4,068	4,000
RESERVE FUND			
Replenishment of Reserve Fund	3,500	3,500	7,500
TOTAL EXPENSES	\$36,517	\$18,363	\$39,807

Foxhall Dues History

