

FPHOA, SPECIAL VOTER VIA EMAIL November 6, 2023, Majority board approval to allow Lot 12 to bring the adjacent 20 acre parcel into the Foxtail Pines subdivision. These will be added into the January 2024 meeting minutes. Submitted by Jim Dietvorst, secretary

From: Foxtail Pines OA <foxtailpinesoa@gmail.com>
Sent: Monday, November 6, 2023 8:55 AM
To: Spencer Thomas <Spencer@ptbreck.com>
Cc: jdietvorst@comcast.net; John F Samuelson <jssnowbound@hotmail.com>; Jerry Eno <llane@coronastreet.net>; Janine Snyder <janinesnyder@yahoo.com>
Subject: Re: Galen Plat

It sounds like we are approved. Jim, can you please add and publish these? Once that it is done, we can let Candace know that her request has been approved and published. She should be able to proceed with the county.

Thanks,

Catherine

On Nov 6, 2023, at 8:36 AM, Spencer Thomas <Spencer@ptbreck.com> wrote:

Any opposed?

Thanks
Spencer Thomas

On Mon, Nov 6, 2023 at 8:24 AM <jdietvorst@comcast.net> wrote:

I am in agreement with the proposal. Jim Dietvorst

From: Spencer Thomas <Spencer@ptbreck.com>
Sent: Sunday, November 5, 2023 6:15 PM
To: John F Samuelson <jssnowbound@hotmail.com>
Cc: Foxtail Pines OA <foxtailpinesoa@gmail.com>; Jerry Eno <llane@coronastreet.net>; Jim Dietvorst <jdietvorst@comcast.net>; Janine Snyder <janinesnyder@yahoo.com>
Subject: Re: Galen Plat

I have talked to many of you today regarding this proposal and I think we are in agreement to allow this to happen. Those of you that I have not spoken too and have questions please call me to discuss. I will Second.

Spencer Thomas

970-409-9909

On Sun, Nov 5, 2023, 5:52 PM John F Samuelson <jssnowbound@hotmail.com> wrote:

I don't see anything that would be a negative to the HOA. So, I will second the motion to accept the attached proposal.

John

From: Foxtail Pines OA <foxtailpinesoa@gmail.com>
Sent: Sunday, November 5, 2023 5:30 PM
To: John Samuelson <jssnowbound@hotmail.com>; John Samuelson <jssnowbound@hotmail.com>; Jerry Eno <llane@coronastreet.net>; Jim Dietvorst <jdietvorst@comcast.net>; Janine Snyder <janinesnyder@yahoo.com>
Subject: Galen Plat

Good evening,

The HOA received the below and attached from Candace Galen this afternoon. Reading the attachment I think I make a motion to accept the attached proposal. It needs a second and then a vote. The proposal needs to be attached to meeting minutes and published on the website.

I think the HOA gets to add almost 20 acres with zero cost. Nothing changes in terms of allowed lots, voting rights, water rights or anything else.

Thoughts? Pros, cons?

Catherine

Begin forwarded message:

From: "Galen, Candace" <GalenC@missouri.edu>
Date: November 5, 2023 at 4:18:33 PM MST
To: Foxtail Pines OA <foxtailpinesoa@gmail.com>
Subject: Re: any updates?

Hi Catherine,

Thank you for responding to my query about the board's decision timeline. I am not sure if this will be helpful, but I have attached the Park Co P&Z staff report that will be presented at the hearing on Wednesday. Please share this with the board, and if it is deemed helpful with your legal counsel.

Best,

Candace Galen

From: Foxtail Pines OA <foxtailpinesoa@gmail.com>
Date: Saturday, November 4, 2023 at 3:49 PM
To: "Galen, Candace" <GalenC@missouri.edu>
Cc: Jennifer Gannon <JGannon@parkco.us>
Subject: Re: any updates?

WARNING: This message has originated from an External Source. This may be a phishing expedition that can result in unauthorized access to our IT System. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Candace,

Thank you for your email below. I believe that we understood the urgency of your request. As you heard at the board meeting, the HOA's attorney needs to give us his opinion, before we as a board can respond to your request. Once we hear from the attorney, you will hear from us.

Kind Regards,

Catherine Green

Treasurer

On Nov 4, 2023, at 9:09 AM, Galen, Candace <GalenC@missouri.edu> wrote:

Dear Board Members,

Two weeks ago I attended your meeting and requested your approval for our common plat amendment with Park County. As I explained, we own Lot 12 which is in the Foxtail Pines subdivision and a 20 acre parcel that adjoins it. We hope to merge these two parcels which according to the county would be best accomplished by bringing the 20 acre parcel into the Foxtail Pines Subdivision.

After reaching out to legal counsel, Spencer Thomas (VP) asked me for more information which I provided, concerning our Conservation Easement. Spencer told me that he could not have an answer for me concerning the lawyer's advice to the Board until November 4th. None of my emails to him since we spoke have been answered so I don't know whether they have gone into a "spam folder" or reached him. As you might imagine, this is very stressful.

The County P&Z hearing for our application is on Wednesday, November 8th. If the Board does not plan to grant my request, I would very much appreciate hearing from you by Monday, November 5th or sooner if possible. I have a three day drive back to Portland, Oregon and snow is forecast for midweek. If your decision is likely to be negative or won't be forthcoming until the next board meeting in January I will probably postpone the hearing until 2024 and get an earlier start on the road.

I can't tell you how grateful I would be to hear back from you with advice.

Thank you.

Candace Galen

573-289-3046

719-836-3139