

Foxtail Pines OA Board Meeting Minutes

January 9, 2016

NW Fire Station

Attendees:

Trent Green	President
Janine Snyder	Vice President
Kyle Sandersen	Treasurer
Allyn Moser	Accountant
John Davis	Secretary
Jude O'Connor	At Large
Mike and Diane Hanley	Property Owners

Call to order/establish a quorum 10:00

Approval of Minutes from October 10, 2015 meeting

- Jude: Page 3 top paragraph, last sentence: revise to read: 'If this is a problem then have the HOA's all approach the county commissioners since it was only recently that the County eliminated the regulation for a 180 maximum days RV storage on property.'

Approval of minutes subject to above correction moved and seconded.

Reports

Financial:

Allyn presented updated financials. We underspent approximately \$3,000 for 2015. This was primarily due to not renting trash dumpsters as had been initially budgeted.

2015 year end budget shows \$8,618.72 Net Income. This does not include lien fees which are un-collected.

There have been no new liens for non-payment of fees since October.

Allyn presented the 2015 year end account aging report. There are 23 aged accounts listed, vs 25 in October. The total outstanding, including fees and interest, is \$7,165.02.

Jeanine will contact lots 311, 229, and 270 regarding correct addresses, and their receiving our communications

Kyle will go by lot 111 regarding correct mailing address.

Allyn noted the difficulty of receiving return mail from some properties, including 4 of the larger debtors. In some cases this could be due to incorrect tax record addresses if the taxes are paid through a mortgage company. The board will try to consider ways of obtaining accurate addresses.

Allyn indicated that there had been 10 property transactions last year per his information.

Discussion: \$5.00 credit card HOA fee payment option on web site is not considered to be a significant detriment to fee payment. There have been very few payments made in this manner.

Discussion: The demographics of the area appear to be changing. There are more retirees, second home purchasers, and larger homes being built. The HOA fees are low enough that their cost should not be an excuse for non-payment. Board members will verify that a list of what the HOA fees go towards is clear on the web site. Most important is the requirements for and payment to the Lower Sacramento Creek Reservoir for the debt incurred for the construction of our augmentation reservoir and water storage. Other uses of the fees were discussed.

Discussion: The fee collection policy and repeat billing procedures from the October board meeting were verified: no changes were discussed.

A HOA safety deposit box will be opened by Trent. The bank paperwork has been completed.

Architectural Review

Janine has not yet researched building permits, but will do so.

A question from a prospective property purchaser regarding the HOA's position on a cordwood masonry construction method has been responded to by Janine. She responded that the HOA does not regulate building materials. If the Park Count Building Department allows this construction, then our Architectural Review Committee (ARC) will allow. The construction plans will still need to be submitted and approved by the ARC.

Jude requested that the current architectural review guidelines be sent to the board members for discussion at the next board meeting. Janine will send this information.

Web Site

Kyle will ask Bob Smith to update the board contact information.

Board members will verify that a list of what the HOA fees go towards is clear on the web site.

The HOA secretary will submit meeting minutes as soon as possible following meetings. Bob will be requested to upload board and HOA meetings and information on a more timely basis.

The board will look at the governing documents currently listed on the web page to determine if they are the most recent.

Old Business

Homeowner's Concerns

Janine met with lot 235 regarding trailers stored in the open on property per neighbor's complaint. She indicated that the owner told her that this was a temporary condition, and the trailers had been moved to the back to allow snow plowing of his drive during the winter.

Marijuana growing was discussed. Janine indicated that recreational growing of 6 plants per person is allowed in Park County. The HOA's concern is if it is a commercial operation which is not allowed by law without permit and license, and is against covenants. In addition, irrigation of crops is not allowed by our State water decree and well permits.

Communicate with other HOAs on their covenant enforcement policies and concerns. Jude suggests meeting with other HOAs with county commissioners together to discuss mutual concerns.

Pit Toilets: Trent will continue to ask local septic firms about maintaining the pond pit toilets.

New Business

Covenant Enforcement

The board discussed and agreed that the covenants should be enforced; however, in with a process that allows working with the owners rather than in a heavy-handed manner. Most enforcement may be on a complaint basis. Where feasible, the owners would be met with to discuss the concerns.

Trent has drafted a series of 3 letters to non-complying owners. The first would be a friendly reminder of the covenants sent to all owners.

The second letter would be to specific owners concerning a non-compliance complaint or concern. This would include a reference to the specific covenant clause, or to a Park County regulation that may apply.

The third letter would follow and would describe fines that may be assessed after a specific time. A lien may be filed after the fines reach \$500. However Kyle noted that there are no provisions for assessing fines in the covenants. John noted that assessing fines has been a board topic in past years; however, there had not been a membership quorum to vote on.

Janine suggested a special board meeting to discuss the fine subject, and how such penalties would be assessed. This was generally agreed to.

Trent will respond to the e-mail query from Gale Page regarding covenant enforcement. He will forward a draft to board members.

Trent will contact Monte Gore (Park County Undersheriff) about lot 161. This property has a fenced detached greenhouse, and has had slash piles in open view adjacent to an out-lot, along with equipment, for 2 years.

Jude indicated that there needs to be clear interpretation of what a covenant violation is (example, definition of “trashy”)

Cloud Storage. Trent still has questions on access to cloud storage of board documents; needs to obtain correct passwords from Bob Smith.

HOA Assistance with Slash. Trent and Jude will continue to look for slash and log removal options, and for a chipping firm that will both chip and haul. Coalition for Upper South Platte (CUSP) can chip at edge of property, but leaves chips. The Senior Coalition will take cut wood per Bobbi Gore. NW Fire uses good logs in their furnace, but may not allow people to drop off –they may pick up instead.

Proposed Guest House. The Conditional Use Permit for a guest house at 211 Junegrass Ct. was approved by the county, without objection from the HOA. This will be a second floor apartment over a garage for family use. It will not be used as a rental.

Open Space Paths. Kyle will continue to look at options for identifying paths or trails through our out-lots. The intent is to avoid people walking on private property when they cross these lots.

Pond Gate. The pond gate has been removed from the hinges and opened due to reports that the lock is not working. It was discussed that this is acceptable during the winter; the lock may be frozen, and is otherwise difficult to use. The board may discuss replacing the lock this spring

Second PO Box. Allyn will look into a second PO box in Breckinridge to allow him to more easily access mail without having to drive over to Fairplay. This may help him in responding to time critical letters. He will report back to the board on this option.

2016 Goals. Trent stated his desired goals for this year:

- Better enforcement of covenant violations

- Improved late fee collection and lien resolution.

- Establish out-lot paths

- Provide trash and slash disposal options

- Improve pit toilets

Homeowner Comments.

The Hanleys (new property owners) visited the board meeting to learn more about the board and the area.

They will be using an RV temporarily during house construction as allowed by covenants. They will provide plans of their proposed house to Janine for ARC review.

They pointed out a possible confusion on what the latest covenants are. The web site has the 1981 version plus amendments. However, this may not be the correct set, noting differences in building/property line set-backs.

Adjournment A motion was made, and seconded, to adjourn the meeting at 12:00

Next Meeting **The next meeting is scheduled for April 2, 2016.** The location will be NWFP, subject to schedule verification with them.