

Foxtail Pines HOA Board Meeting

October 22, 2016

Teleconference

Attendees:

Trent Green	President
Janine Snyder	Vice President
Allyn Moser	Accountant
John Davis	Secretary
Jude O'Conner	At Large
Tammy Devine	
Rob Martinelli	

Call to order/establish a quorum 10:01

Approval of Minutes from August 6, 2016 annual meeting had been conducted via e-mail, no further comments.

Reports

Financial:

Allyn presented updated financials. Two delinquent accounts have been paid on since last meeting. The outstanding account list is at a record low.

Much of this success is attributed to direct contact of the parties by the Board, which is considered to be the best initial approach for delinquent accounts.

Allyn indicated that QuickBooks, the program he uses, is pushing for web based service. This would allow easier access to financial information by other Board members, or others that may be authorized. The cost for this service would be \$20.00 per month. After discussion, it was agreed that a web-based service is not needed or desired at this time. If the QuickBooks system changes completely to a web based service in the future, this would need to be dealt with at that time.

Allyn presented the September 2016 financials. Our balance sheet looks very good. The year to date net income is just under \$8,000.

The Board discussed adding the financials for each quarterly meeting on the Foxtail web site. Currently this is done only for the annual meeting. At this time there is no members only page and adding this will be considered. John will try to determine if this information should be publicized from each Board meeting, or if annually is acceptable.

All members can contact Allyn for current financial information subject to providing acceptable identification to him.

A motion was made, seconded, and voted to accept the financial report

Architectural Review

Janine indicated that there have been 4 roofing permits, 1 new foundation permit, and 1 new garage permit since last meeting.

A motion was made, seconded, and voted to accept the architectural review report.

The Board discussed that the bylaws stipulate that the Architectural Review Committee be comprised of 3 people. Currently, Janine handles this very well with comment from the Board if required. However, to identify specific members, the following will comprise the current committee:

Janine Snyder, John Davis, Rob Martinelli

A motion was made, seconded and voted to accept the Architectural Review Committee . This committee will be listed on the web page.

Old Business

CUSP Slash Day Report

Catherine Green did a great job coordinating and helping with the slash day. We all thank her for her effort.

Trent reported that there were 15 lots listed for slash chipping. All were completed except for 1. This lot was inadvertently missed, possibly due to an address confusion. The total cost for the CUSP service was \$382.50.

The Board considers this event to have been a success, and will consider establishing 2 dates next year, with more developed instructions and criteria to help make the process more efficient.

Tammy indicated that she helped 3 properties on her own using her truck on that day. She offered to contact the missed lot to see if she can help dispose of that pile.

New Business

Weed Control

Jude submitted an Integrated Weed Management Plan to the Board. This represented her research into both the nature of the noxious weed problem in Foxtail, and discussion of various options for weed removal and/or control. This report is a valuable resource for the Board, and Jude is sincerely thanked for this effort.

The Board considers the noxious weed problem to be significant, and that it needs to be dealt with very soon. If steps are not taken quickly, this problem will get out of hand in many areas, including at the pond, out-lots, roadside ditches, and elsewhere. Jude indicated that we are required under the Colorado Noxious Weed Act to develop and implement a plan to stop the spread of noxious weeds. It is not known if the Act is enforced in Park County.

The primary noxious weeds in Foxtail Pines are Canada Thistle, Yellow Toadflax, and Scentless Chamomile. Yellow Sweet Clover is also a recognized invasive weed, although not on Park County's list at this time. It is prevalent and spreading rapidly in the area as well.

The Board discussed various control options noted in the report. These include mowing, goat grazing, chemical control, and others. Jude reported that according to research and field trials of Dr. George Beck (Weed Science Professor at CSU) and published in *Weed Control in Natural Areas in the Western United States* that "Neither grazing nor prescribed burning have been shown to be effective for the management of Canada thistle". Jude is trying to contact Dr. Beck to find out why that is.

Grants may be available to help with control costs; the Board will look into possible sources of funding.

Tammy indicated that her daily travels around Foxtail Pines indicate that noxious weeds are occurring throughout the subdivision.

Mitigation and control will need to consider roadside ditches as well. These ditches are typically in a County easement, although it is not known if this is the property owner's or the County's responsibility to maintain. County easement mowing is not for weed control; it is for fire prevention.

The Board discussed a 2017 budget item of \$10,000 to cover possible costs for weed mitigation and control efforts that may be utilized during the coming year. It was discussed that control efforts and associated costs will need to be an on-going annual cost of some magnitude even after the initial mitigation efforts.

A motion was made, seconded, and voted to include a \$10,000 budget allowance for invasive weed mitigation during 2017.

A motion was made, seconded, and voted to establish a committee to further evaluate and recommend noxious weed mitigation and control efforts, comprised of Trent Green, Janine Snyder, and Tammy Devine. This committee will be listed on the web site.

Association financial Assistance with Slash

Reference CUSP chipping report above. The Board will discuss events for 2017 during future meetings.

The proposed slash/trash day at the transfer station was not conducted due to check payment concerns. Re Other Business

Janine will check with the transfer station to see if they would still be interested in a similar program later this year or next year.

Trail Markings

Since Kyle was not able to attend this meeting, a discussion on trail markings scope and design will be held at a subsequent Board meeting.

A motion was made, seconded, and voted to increase the Common Area budget allowance for 2017 to \$3,500 to allow for some expenditure for trail markings. If additional funding is required, this will be considered at a later time.

2017 Budget

The proposed 2017 budget prepared by Allyn was reviewed. This will be modified by the addition of the \$10,000 allowance for weed mitigation, and increase of Open Space Maintenance to \$3,500 (re above topics)

It was discussed that these additions would indicate a small deficit in the budget. However, the Association has good reserve funds to allow this. This will be noted and posted on the web site.

A motion was made, seconded, and voted to accept the 2017 budget as modified.

Governing Documents

The Board discussed that we need to make sure all current and correct governing documents are included on the web site. It was discussed that the current Dues and Collections Policy dated 2/24/2014 is currently available on the web site under Other Documents. Trent will ask Bob Smith if a link can be added to the Documents menu to make it more accessible and available for our members.

Other Business

- Tammy asked about pond fish stocking. This has been done twice each season for very many years. She asked if this might be reduced to once per season. Trent will contact the fish supplier for his input on fish density and survival. Since this is a small account for him, he is likely to provide an honest assessment. This may be considered as an annual meeting topic.
- Tammy will look into seeing if a local reproduction or engineering office can scan subdivision plat maps into pdf format for inclusion on the web page and for easy distribution. If not available locally, there would be reproduction shops in larger towns that could do so. The estimated budget cost would be \$200.
- The board discussed the possibility of adding a free-form option to the web site to allow members more options in paying all or some part of dues or outstanding accounts. This would need to have privacy as a priority if this is feasible. Trent will ask Bob Smith about this.

- It was discussed that check signatories must be up to date with the bank (Colorado East) and allow the Board members that are making an authorized payment to write the check (2 signatures are required). It was also discussed that blank check amounts should be avoided.

The following Board members will be included on the bank signature card

Janine Snyder

John Davis

Kyle Sanderson

Rob Martinelli

Tammy Devine

The following members will be removed from the bank signature card

Trent Green

Jude O'Connor

- John reported that he attended the Lower Sacramento Creek Reservoir company annual meeting on August 25. This was held at the home of William Blatchley, the Secretary Treasurer. There were only 3 in attendance, including George Oliver, President, from Valley of the Sun.

John was elected Vice President. John asked Mr. Blatchley to send copies of all pertinent reservoir company bylaws and decrees to him to become more familiar with the operation. John also requested any documents that related to Foxtail Pines water decrees and any associated reporting requirements. At this time, these have not been forwarded to John

The only significant item of business at this meeting was discussion and approval of leasing a large portion of the stored water to a local mining group. Mr. Blatchley indicated that there would be adequate reserves for any unanticipated needs. This was discussed and approved, with John abstaining.

Janine suggested that John contact Norm Lewis of Homestead Water Company for information on subdivision well reporting requirements.

Board Position Elections

Trent Green and Jude O'Conner are leaving the Board. The Board and the Association sincerely thank them for their service and assistance to Foxtail Pines!

The following Board positions were nominated, and elected by motion and vote. These positions will be posted on the web site.

President:	Janine Snyder
Vice President:	John Davis
Treasurer:	Kyle Sanderson (continuation)
Secretary:	Rob Martinelli
At Large:	Tammy Devine

Adjournment

A motion was made, and seconded, to adjourn the meeting at 12:01

Next Meeting

The next meeting is scheduled for January 14, 2017. The location is to be determined.