

Foxtail Pines OA
1st Quarter Board Meeting
January 14, 2017 – 10am to Noon
Northwest Fire Protection District
Station 2

Attendees:

Janine Snyder	President
John Davis	Vice President
Kyle Sandersen	Treasurer
Rob Martinelli	Secretary
Tammy Devine	At-Large Member

Call to order /established a quorum at 10:12 AM.

Minutes of October 22 Teleconference, as revised for typographical errors and distributed on January 9 2017, were reviewed. Motion to approve by Tammy Devine; seconded by John Davis. Approved unanimously.

Reports

Treasurer's Report/Financial:

Janine gave status from Allyn Mosher. December financial reports were distributed to Board on January 10 by Allyn. Motion by Rob Martinelli to approve; seconded by Kyle Sanderson. Approved unanimously.

Kyle reported that notices for annual dues were sent out this past week; many addresses have been updated since last year.

Architectural Review:

Janine reported that no new plans have been submitted since last Board meeting. Bob Smith is requested to forward any future requests for new buildings or improvements to the full subcommittee (Janine, John, Rob) for review. Janine stated that county updates the permit status on their website every 6 months; county does not notify FPOA Board when they get requests.

Weed Control:

This new subcommittee has not met yet. Tammy will schedule a meeting prior to next Board meeting on April 8. A notice for this subcommittee meeting will be posted on website in case others wish to attend. Upon suggestion by John Davis, we agreed to schedule a special meeting regarding weed control for all Owners so that Board can present recommendations to full membership; this meeting tentatively scheduled for April 22.

Website:

Plats and Covenants are on website. Any Owner may contact treasurer (Allyn Mosher) for dues that are in arrears. We cannot change the website to allow for more than current and immediate years dues payments because of the service fee and the payment company we are using.

Lower Sacramento Creek Reservoir Company:

John Davis advised that the development's augmentation plan needs to be added to website; file available on thumb drive which John provided to Rob during this meeting. John noted that an outside hot tub may not fall within the definition of domestic use as required by the augmentation plan and would thus not be allowed. Rob will forward augmentation plan to Bob Smith to place on website.

John also advised that the Board has not been sending annual reports on wells to the State water engineer as appears to be required by the augmentation plan. The number of permits issued and number of wells drilled are available in state database. We discussed contacting Aaron Ladd or his assistant Andrea at Vranesh & Raisch for guidance on how best to proceed. Tammy Devine moved we authorize up to \$500 expenditure for this legal advice; seconded by Kyle Sanderson. Motion approved unanimously. John Davis will contact Vranesh & Raisch.

Old Business

CUSP Slash Day :

John Davis reported that 15 Owners participated in slash day on 9/24/16 with one lot missed. Based on this experience, John will propose guidelines for future slash days; to be reviewed at next Board meeting. We are tentatively planning 2 slash days this year, in June and August. Dates will be set at next Board meeting.

Trail Markings Project :

There is an allocation of \$3,500 in 2017 budget for this project. Priority will be placed on installing markings which are intended to keep people off private property. Kyle has proposed signage for use at entrances and exits to National Forest. Some culverts will be required. First step will be to put stakes down (after snow melt). Several Board members offered to participate in this effort. Kyle will provide an update at next Board meeting.

New Business

Slash Day/ Trash Day:

We decided it would be prudent to set same day for Slash Day and Trash Day at Transfer Station; probably in July. Janine offered to represent the Board at transfer station to verify only

valid Owners are participating. We will set date at next Board meeting. We plan to send out notice to Owners in same mailing as Annual Owners Meeting notice.

Pond Stocking Analysis:

Concern was expressed at Annual Owners Meeting that we may have been over-stocking pond; not verified. Janine will ask Mark Lamb with Colorado Division of Wildlife to make assessment, and report back at July meeting. In the meantime, we plan to proceed with first stocking in July.

Open Records Law Requirements:

John Davis summarized his reading of regulations for reporting. He believes we are in compliance. Teleconferences and e-mail correspondence are allowed, but not e-mail "meetings." His understanding is that votes can be conducted by e-mail, as long as results are posted on website. We need to provide at least 24 hours' notice prior to meeting or teleconference. It is OK to have executive meetings for confidential matters such as liens, dues in arrears, personnel, or legal issues without reporting details to Owners.

Owner Surveys:

Kyle suggested we consider using Survey Monkey or other service to survey Owners' opinions on new topics. We agreed this might be a good way to get greater participation of Owners, and might make Annual Owners Meetings more productive. Kyle will research options and report back at next Board meeting.

Non-compliance Forms:

As follow-up to this issue from annual meeting, the non-compliance form will be posted on website so that Owners can notify Board of possible non-compliance concerns per the Covenants. Board will review complaints and forward to County for action. Janine will obtain form from Jude O'Conner and provide to Bob Smith to post on website. We plan to post form by April; report status of complaints at July Board meeting.

Adjournment:

John Davis moved for adjournment; Tammy Devine seconded. Meeting adjourned at 12:10

Next Meeting:

The next meeting is scheduled for April 8 at 10 AM at the Northwest Fire Station.