

Foxtail Pines OA  
3<sup>rd</sup> Quarter Board Meeting  
July 8, 2017 – 10am to Noon  
Northwest Fire Protection District  
Station 2

Attendees:

Janine Snyder	President
John Davis	Vice President
Tammy Devine	Member At-Large
Kyle Sandersen	(not available)
Rob Martinelli	(not available)

Call to Order /established a quorum (3 attendees, 2 absent) at 10:22 AM. Start time delayed due to fire station closed on arrival.

Annual Meeting topic was added to the meeting agenda. Agenda approved by vote unanimously by attendees.

Approval of minutes from April 8 quarterly meeting, and April 22, and May 27 meetings, previously approved by e-mail, were approved by vote unanimously by attendees.

Draft minutes for June 1, 2017 special Board meeting were discussed. Revised minutes were approved unanimously by attendees. These will be posted on the web.

Approval of 2016-2017 Budget

It has been noted to the Board that the annual budgets for the last 4 years may not have been formally voted on and recorded. There may have been discussion and verbal acceptance at annual meetings and the next Board meetings, but a vote by either the owners, where a quorum was present, or by the Board, was not recorded.

As a matter of administrative closure only, the Board voted to accept the previously discussed 2016-2017 budget, understanding that a new budget will be presented at the upcoming annual meeting.

The Board will assure that a formal budget vote is taken and recorded at the upcoming annual meeting, and going forward.

**REPORTS**

Treasurer's Report

It was discussed that Allyn's report shows a very low outstanding dues balance of \$4,316.31. The report was approved by vote unanimously by attendees.

The manner in which financial information is posted and made available to the owners was discussed. Currently, and over a past period of time, annual financial information is distributed at the annual meetings and posted on the web.

Allyn provides the boards with monthly financials; however, these have not been posted on the web. All monthly financials (**not** including owner's account information which must be specifically requested by that individual) are available to Owners by contacting either the Board Treasurer (Kyle Sandersen), or our accountant (Allyn Mosher).

It was discussed that the Board is generally reluctant to post the monthly financial information, since this is information that is for the Owner's information only, and not for open public disclosure. It is acknowledged that the annual financials are posted.

In the past, there had been an Owner's only web page that could have at least protected this information to an extent. However, the Board recalls that this page was not well maintained by the past administrator at the time and was not well used.

The Board will ask Bob Smith if adding a new Owner's only page is realistically feasible at this time. If so, the Board may determine that monthly financials can be posted.

In the meantime, the Board will ask Bob to post a statement, to be drafted, on the website noting that Owner's Association financial information is available to the Owner's upon request (with reasonable verification of property ownership) to Kyle or Allyn.

#### Architectural Review Report

Janine reported that the 1<sup>st</sup> quarter permit list for Park County is now available. This indicates that there were 2 construction permits for new homes issued. There have been 3 permit applications. These have been reviewed and approved by the committee.

Janine noted that an FTP property Owner asked about a neighbor's "privy". She noted that the Covenants do not exclude privies, and the County allows them.

#### Weed Control Committee

The Board will ask Bob to post the July 1, 2017 minutes on the web page.

#### Website

It was discussed that the website is being favorably received by comments the board has received, including outside input. Bob Smith is the administrator for our website.

As noted above, Bob will be asked about a "members only" page.

### Lower Sacramento Creek Reservoir Company

John reported that there is no specific LSCR news to report. He expects that a notice for this year's LSCR board meeting will be forthcoming, and he will plan on attending.

### OLD BUSINESS

#### Slash/Trash day at the transfer station

It was discussed that this has been set-up for Saturday July 22 as previously reported. Information was distributed to the owners with the annual meeting announcement.

#### CUSP Chipping Report

There were 8 properties chipped on the June 22 chipping day. Two properties were not able to be chipped due to size of piles and difficulty with the material.

The next CUSP chipping day will be August 12. John has verified this date with CUSP. He will contact the 2 previously not chipped property Owners for their interest in being listed this time. He will develop a list of up to 12 properties, and will draft a description of a range of slash piles that can be affectively chipped for web posting prior to the annual meeting. This will be noted at the annual meeting as well.

#### Update Trail Markings Project

Per previous information from Kyle, the trail signs and posts have been ordered. He would like volunteers to help with the installation, and this will be discussed at the annual meeting.

#### Owner's Survey options

The website service Constant Contact is believed to not be available for free to HOA organizations. The cost for the service would be \$10 - \$15.00 per month. This will be discussed with Kyle and considered further.

#### Well Reporting to State Engineer's Office

John reported that the FTP well survey, explanatory letter, and accompanying augmentation plan water use report, has been submitted to the State. There has not been any response back at this time.

John will talk about the well reporting at the annual meeting. This will include recommending that all Owners review their well permit for recorded ownership, well location, and verifying that the permit is valid.

## NEW BUSINESS

### Pond Stocking

Janine reported that the pond will be stocked again prior to the annual meeting (early July). Each stocking costs in the range of \$1,200. It was discussed that there appears to be significantly more use of the pond including by family groups.

Janine met with Mark Lamb (Division of Wildlife). Mark's general consideration (he is not a fish specialist) is that the pond is not likely to be over-stocked. He does recommend adding a small number of grass carp to help control the grass that is extending into the pond more each year. If this is done, the concept would be for these to be catch and release only for at least the first year, then catch and take thereafter so they do not crowd out the trout. Our current fish provider does not provide carp. Janine will research providers and discuss this concept with them.

### Maintenance of Recreation Area

The outhouse is in need of re-staining. Tammy will get costs from a local painter for next year. This will be discussed at the annual meeting.

Tammy will discuss replacing the existing barbed wire pond fence with a rail type at the annual meeting. She will look at approximate costs for discussion.

### Road Conditions

Janine has met with Park County Road and Bridge. Their discussion centered around the deteriorating conditions of the primary roads; Vine, Coil, Wheat Way, Foxtail, and Wild Rye, with some of the areas in poor condition. Options include grading, adding new road base material, chip and seal, and simple mag chloride dust control. These options will be discussed further with Road and Bridge along with costs.

Janine reported that the County does not have the funds to do any significant road repair for us, and that costs are likely to need to be shared.

Janine indicated that a couple of FTP owners may be willing to assist with equipment, equipment operation, and material procurement. She will discuss this further for a report at the annual meeting.

### Annual Meeting Agenda and Food

This year the board has decided to use Dream Stream Café to order pizza, and Janine will pick up drinks for the annual meeting. Owners can bring salad or dessert to share if they wish. The annual meeting agenda will be posted on the website

### Adjournment:

Meeting adjourned at 11:37 AM.