

Foxtail Pines OA
4nd Quarter Board Meeting
October 13, 2018
North West Fire Fairplay Station Training Room

Board members present:

Janine Snyder	President
John Davis	Vice President
Rob Martinelli	Secretary
Tammy Devine	Treasurer (by phone)
Keith Emerson	Member At-Large

Owners present:

Donna Nelson

Call to order, established a quorum at 10:05 AM.

Minutes from July 14, 2018 Quarterly Meeting and September 8, 2018 Road Improvement Meeting were approved unanimously.

Reports

Treasurer's Report/Financial Report: Financial Report for August tabled until Tammy Devine receives responses from Overlode (Donald Jones). Rob Martinelli moved and John Davis seconded motion to accept proposed revised Overlode Services Contract; approved with one abstention.

Architectural Review: No report. Janine will follow up with e-mail.

Weed Control Committee: Goats provided by Adam Susic did a great job in limited period of time. Arkansas Valley Sprayers applied Milestone herbicide on October 2; covering approximately 2 acres. Based on previous agreement, the wet side of the dam was not treated with Milestone due to concerns of potential contamination of fish. Signs were posted at the pond advising Owners that the pond area would be closed for the month of October. Next year, we plan to perform a controlled burn in the pond area in April (weather and fire danger level permitting). We plan to use Adam Susic and his goats again next May (on wet side of dam).

Tammy Devine and JP rehung the gate at the pond, and Tammy will contact Dean about repair of the gate as discussed at the Annual Meeting.

Website: Janine Snyder will discuss archiving with Brandon (current webmaster). She will also check with original webmaster to see if Brandon can make modifications to the site. Rob Martinelli will follow up with Brandon regarding placement of meeting minutes under “Reports/Meeting Minutes” tab.

Communications / Correspondence: Keith Emerson is willing to take over responsibility of responding to e-mails from Owners, but he so far has not seen them all. The e-mail password was given to Keith during the meeting, so he will receive all future e-mails. Rob Martinelli will forward to Keith previous e-mails that we may still need to respond to.

Lower Sacramento Creek Reservoir Company: John Davis reported on the key points from the annual meeting of the LSCR Company, which was held in August. Water is still being leased to 3 mining companies this year. The largest lease is High Speed Mining, which has been associated with the Hoffman Gold Rush crew “Fairplay” mine. The other 2 mining companies are reportedly significantly smaller. Leased water brings in \$7,500 per year to LSCR. As members of the LSCR, our water storage provisions take priority over these leases.

Bill Blatchley (manager of LSCR) mentioned that water rights attached to the so-called “Fairplay” Gold Rush site off CR 14 next to our reservoir are senior to water we use in our augmentation plan. Although the original decree for Foxtail Pines indicates we are allowed 401 lots, we now only have the real number of lots (326). The excess allowance was negotiated away to Foxtail Heights and another group when we had to legalize our pond. Note: we now have one less lot, since one owner combined lots recently.

One of the other shareholder groups has not paid their dues for a few years, so Bill Blatchley will be sending a letter directly to individual lot owners. If not resolved, one remedy would be for the State to revoke authority to use their wells.

The reserve account for the reservoir company currently is at approximately \$89,600. Bill suggested that this amount be allowed to increase to \$125,000 for better protection for unexpected costs. After discussion this was approved at the meeting. If this amount is reached there could be discussion on reducing the current assessment rate to the shareholder groups and associations.

Bill Blatchley estimates that the loan note for the reservoir repair is still about 7 years from retirement. A contingency fund required by this note is now approximately \$35,500 higher than it needs to be. Based on vote last year, the loan assessments remain unchanged, which means we should be able to retire the note ahead of schedule.

Bill Blatchley was re-elected to another term as manager at a rate of \$2,000 per year. The Foxtail Pines Board suggested that there should be some succession planning to replace Bill when he is no longer able or willing to serve as manager.

Old Business

Covenant Enforcement: Nothing new. Any enforcement of issues referred to the County will be delayed until January due to limited resources.

Road Improvement Project: New LID agreement has been delayed due to missing updated cost estimate from Darrell Evig for deleting the section of Coil Road to be excluded from the project. Janine expects to get updated estimate from Darrell by October 16.

After we have determined the updated cost, we will be able to prepare the ballot to be sent to all Owners, with guidance from our legal counsel (Ed Hartshorn). Janine will request clarification from counsel whether Foxtail Pines can offer to pay to include the section of Coil outside our development. (We have since been advised this is not an option).

Our intent is to re-state in the ballot that the cost to owners will be not-to-exceed \$1,400 per lot. We believe this will cover the direct road improvement costs, legal costs and quality control. If the final costs do exceed \$1,400 per lot, excess cost would then be covered by current reserves in our account. If the majority of Owners approve the road improvement project, the method of payment (whether by special assessment or by tax assessment) will be determined by Park County. If a special assessment is levied, it would be payable in 4 quarterly payments, beginning in January 2019. If a tax assessment is levied, it would be payable over a 10 year period. The proposed LID agreement will be included with the ballot package.

Repairs on Pit Toilet Building: Tammy Devine reported that repairs to the pit toilet building have been completed, including final staining of the exterior. Keith Emerson volunteered to check occasionally on condition of building during the winter.

New Business

Appointment of Officers:

Nomination was made and seconded for Janine Snyder to serve another term as President; approved (4 in favor, one abstention).

Nomination was made and seconded for John Davis to serve another term as Vice President; approved (4 in favor, one abstention).

Nomination was made and seconded for Keith Emerson to serve as Secretary; approved (4 in favor, one abstention).

Nomination was made and seconded for Rob Martinelli to serve as Treasurer; approved (3 in favor, two abstentions).

Tammy Devine will serve as Member-At-Large.

New positions are effective as of the date of this meeting. However, Rob Martinelli will publish these meeting minutes. Rob will turn over flash drive to Keith Emerson containing FPOA documents.

Moving Bank Account: Our accountant (Donald Jones) has recommended moving the Foxtail Pines bank account to Alpine Bank in Breckenridge. It was noted that their fees are modest compared to other banks in Breckenridge. After some discussion, John Davis moved and Tammy Devine seconded motion to move our bank account to Alpine Bank in Breckenridge. Approved Unanimously.

A separate motion was made by John Davis, seconded by Tammy Devine to close our bank account at TBK Bank in Fairplay. Approved Unanimously.

Safe Deposit Box: Rob Martinelli moved and Tammy Devine seconded motion to remove Trent Green and Kyle Sandersen from list of Owners with access to our safe deposit box at TBK Bank; to be replaced by Janine Snyder and Rob Martinelli. Approved Unanimously.

Gmail Account: As discussed previously, Keith Emerson volunteered to take over responses to the Foxtail Pines Gmail account.

Constant Contact: Tammy Devine volunteered to take over responsibility for Constant Contact correspondence with Foxtail Pines Owners.

Adjournment: Meeting adjourned at 12:30 PM

Next Meeting: The next Quarterly Board Meeting will be held in January, 2019; date to be determined.