

FOXTAIL PINES OWNERS ASSOCIATION ANNUAL MEETING

August 3, 2019 - 10AM to Noon
Foxtail Pines Recreation Area

MINUTES (draft)

1. Roll Call / Establish a Quorum (66 lots)
 - 1.1. Quorum Established, 89 lot owners and representatives present
 - 1.2. All board members present
2. There was a moment of silence for Vice-President John Davis and former Member at Large Tammy Devine
3. Approval of Minutes from the 2018 Annual Business Meeting
 - 3.1. Corrections
 - 3.1.1. None
 - 3.2. Motion for approval from lot 181, second 171. Unanimous approval by voice vote.
4. Reports
 - 4.1. Treasurer's Report
 - 4.1.1. Financial
 - 4.1.1.1. We have a current balance of \$96,000
 - 4.1.1.2. The association is well into the process of changing banks from TNK Bank in Fairplay to Alpine Bank in Breckenridge.
 - 4.1.1.3. Approval of the Treasurer's Financial Report
 - 4.1.1.3.1. The report was approved on a Motion from lot 44, second 181. Unanimous voice vote approval
 - 4.1.2. Approval of the 2020 budget
 - 4.1.2.1. Accounting costs have gone up
 - 4.1.2.2. Budgeting less for weed control in 2019
 - 4.1.2.3. Projecting a deficit of \$11,000 for 2020 mainly due to weed control and possibly some legal work. Historically we have come in under budget.
 - 4.1.2.4. At the moment the board is still planning on keeping dues at \$75 for 2020

4.1.2.5. Questions on the percentage of owners that are current in dues with the response that we're doing pretty well.

4.1.2.6. The Budget was approved. Motion from lot owner 181, Seconded by lot owner 74 unanimous by voice vote.

4.2. Architectural Review

4.2.1. A lot of activity has and is happening in the subdivision

4.2.2. Most of the new building are going to be full time residences

4.3. Website

4.3.1. A new webmaster out of Boulder has been hired for \$500 / year.

4.3.2. We are trying to keep the web site informative and up to date.

4.3.3. An owner suggested that we put the web site on the letterhead.

4.3.4. Janine asked people to give D.J. their contact information as we only have emails for about half the members.

4.4. Lower Sacramento Creek Reservoir Company

4.4.1. Keith is picking up our coordination for John Davis, who was Vice-President of the Reservoir Company as well as the FPOA board.

4.4.2. The LSCR annual meeting will be held August 22 in Denver

4.4.3. Right now we have a \$5,293.32 special assessment in addition to our normal \$2,130 per year dues in order to pay off a loan for reservoir repairs a few years ago. This includes a 10% additional fee to build up a reserve.

4.4.4. There were no questions

4.4.5. A Motion was made to approve the report by lot 314, seconded by lot 87.

5. Old Business

5.1. Weed control mitigation plan

5.1.1. Last fall we applied Milestone using Arkansas Valley Sprayers to an area not on the dry side of the dam; after the goats had done some grazing.

5.1.2. This year we have burned and had goats browse on other areas. It appears all this is working. We are using the goats from a student's 4H project.

5.1.3. There was an owner question of what we could do about weed mitigation by the roads. Arkansas Valley Sprayer has been hired by Park County but the work does not appear to have been done. Janine will research having FPOA pay for the spraying.

5.2. Slash / Trash Day at the Transfer Station

5.2.1. The Slash / Trash day for the summer was held July 20 with board member Julie McCallum running the show. Julie reported that 685 slash and 1134 trash loads were done.

5.2.2. Motion from lot 88 to continue program next year, Seconded by 135, Unanimous

5.3. Update on roadside on-site chipping

5.3.1. Board member Catherine Green supervised this year's first chipping day with the Coalition for the Upper South Platte (CUSP) on July 13. Nine lot owners participated and the CUSP crew kept busy from 9 am to 1 pm.

5.3.2. Rob Martinelli will supervise a second chipping day on August 24. Contact Rob if interested.¹

5.3.3. Motion to continue with two on-site chipping days next year: Motion lot 74, seconded by 87, Unanimous

5.4. Update on Trail Markings Project

5.4.1. Former board member Kyle Sanderson and volunteers completed this project last Fall. Over the winter a snowplow driver took out one sign and it has been replaced.

5.4.2. We are working with Park County on putting in culverts at trail / road crossings. The question is whether we can install smaller ones than the minimum, which is 20'.

5.4.3. Two owners noted that they have seen a lot of trash being left on trails and "undesirable people" using the trails.

5.4.4. Stakes are located at the approximate middle of the outlot. There are blue-topped stakes marking the trail and signage where roads are crossed.

5.4.5. An owner has a neighbor with a lot of slash. Janine said that neither the homeowners organization or the county has a way to force a cleanup.

5.5. Well Report to the State Engineer

5.5.1. Keith will be filing this report and will be reporting about 202 wells in the development.

5.5.2. Everyone is reminded that unless special arrangements have been made your well is for "household use" only. Technically that even means that you can't wash your car.

5.5.3. In response to a question Janine said that homeowners in Foxtail can sell the water rights to their wells. There was some discussion.

¹ Subsequent to the meeting the date was changed to August 27.

5.5.4. There is a state permit available on-line for owners who want to store rainwater.

5.5.5. Owners are not allowed to have a gray-water system in Park County. Water can not be re-used.

6. New Business

6.1. Pond Stocking and Health Analysis

6.1.1. The pond has been stocked twice in 2019, the latest on July 23.

6.1.2. In addition to the trout, grass carp were put in to eat the growing vegetation. Please do not remove the carp from the pond. We will continue with the carp project.

6.2. Maintenance at the Recreation Area

6.2.1. The outhouse has been re-sided.

6.2.2. We are intending to get the gate fixed.

6.2.3. An owner requested the lock combination. The combination is 1278. Then you have to push in on the lock before it will let go. The combination should not be shared with non-owners.

6.2.4. There was a problem on Memorial Day weekend. Lot owner guests were camping at the pond due to the wet conditions on the lot. Covenants say that people can park at the lake but they can't camp.

6.2.5. No response was received to a request for proposal on cleaning services for the outhouse. Keith Emerson has been keeping it stocked.

6.3. Covenant Enforcement

6.3.1. Since we put the form up on the website there have been no complaints asking for covenant or code enforcement. Code enforcement is done by the county but they are understaffed. FPOA can contact the county on behalf of a homeowner if the homeowner wishes to remain anonymous.

6.3.2. Shipping containers are not allowed on Foxtail Pines lots by county regulations. The county is considering changing this.

6.4. Subdivision Road Improvement Update

6.4.1. Last month our attorney sent out a petition ballot. For us to petition the county we needed 50% + 1, or 162 signed petitions. We received 83 affirmative ballots approving the petition, those not approving were asked not to send it in. Without the necessary percentage we can not go to the county. Mailings were sent to 326 lots and around 5-7 were not good addresses.

- 6.4.2. One owner said that the lawyer was unresponsive to his question. Another owner got an answer to his question in two hours.
- 6.4.3. An owner asked if there is any restriction on going back to the owners who had not sent ballots in. The idea was that we had made a self-imposed deadline and should give people more information and a further opportunity. He doesn't think we should let the idea drop.
- 6.4.4. The cost from the attorney is roughly \$2,500 - \$3,000 for each mailing
- 6.4.5. Motion to have a second ballot by lot 186, seconded by lot 3. This vote passed 34 for, 15 against. As Board Secretary Keith Emerson said that he would coordinate the second ballot. Ideas from owners included:
 - 6.4.5.1. Have option to say yes or no
 - 6.4.5.2. Possibly have a downloadable form and question and responses on the website.
 - 6.4.5.3. Save money by not using the lawyer. Ballots can go to the FPOA PO Box
- 6.4.6. Roger Stillwell had arranged with the Hector Placer Mine to donate all materials.²
- 6.4.7. One owner stated that a county person has said that the roads have been graded to the point that they need to be rebuilt.

6.5. Election of Officers

- 6.5.1. There are three open positions. Nominations included
 - 6.5.1.1. Catherine Green (current board member)
 - 6.5.1.2. Julie Vihstadt-McCalum (current board member)
 - 6.5.1.3. Ehrin Penix
- 6.5.2. No other candidates stepped forward and the three were elected by unanimous approval

6.6. Miscellaneous:

- 6.6.1. An owner brought up that there had been problems with people letting pets run free. This is not allowed.

6.7. The meeting was adjourned.

² Subsequent to the meeting we learned that the pit has closed and this option is no longer available. Board President Janine Snyder stated that this will not impact the association's cost for the project.