

FPOA Board Meeting Minutes
November 9, 2013
South Park Steakhouse
www.foxtailpineshoa.org

President, Monte Gore called the meeting to order at 10:15 am. A quorum of the board was established since 4 of 5 members were present: Monte Gore, Jude O'Connor, Bob Smith & Kathy Reeves. Bookkeeper, Allyn Mosher was also present.

The agenda was provided by Monte. Bob made a motion to approve the agenda and Jude seconded. Motion passed.

Kathy provided minutes of the August 3rd annual meeting. Jude made a motion to approve the minutes and Bob seconded. Motion passed.

Financial Report

Bookkeeper Allyn Mosher gave the financial report. He presented an aging report for delinquent dues and a proposed budget for 2014. We have \$11,000 in back dues owed. Monte and the board thanked Allyn for the terrific job he has done and keeping up with communication.

There was discussion on the dumpsters. Overall we had few problems, but discussed ways to make improvements for next year, including supervision of the dumpsters and encouraging people to recycle or reuse items by providing a "free" box or donating items to the Senior Center.

Monte talked to a contractor and an inspector about fixing the vault and installing a permanent gate with coded locks. We also discussed putting locks on the bathrooms and putting up signs at the pond. Bob made a motion to hire a contractor to fix the vaults and install gates with coded locks as well as locks for the toilets. Jude seconded. Motion passed. Monte will try to get at least 2 bids and the board can approve one via email.

For purposes of the 2014 budget the following line items were approved:

\$4,000 for cement work, locks for the toilets and a gate with lock at the pond

\$3,100 for dumpsters

\$2,400 for fish

\$200 for signs at the pond

\$1,000 for postage

Bob made a motion to approve the budget and Kathy seconded. Motion passed.

We were under budget this year and the board discussed the amount of money that should be kept as reserve. Allyn said we could drop the dues to \$75 and be close to breaking even. This year we had a surplus and we have added to the reserves for several years. We have about 2 years of annual budget in reserves now. Lowering the dues would create good will and might encourage property owners who are delinquent to get current. There was discussion on the amount - \$75 or \$80? Kathy made a motion to reduce dues to \$75 per year and Bob seconded. Motion passed.

The law requires that HOAs have a collection policy for delinquent dues. Allyn presented a draft of a collection policy and the board discussed it and made revisions. The policy will go into effect on Jan. 1, 2014. Allyn will retype the policy and we will approve it via email on Monday. Bob will draft a letter to send to all delinquent property owners with a copy of the new policy and send it out now. Because we are reducing dues it is even more important for everyone to pay on time.

Unfinished Business

Covenants

Kathy will meet with Steve Groome and ask about possible revisions to #2, #4 & #5. The board discussed commercial grow operations and Kathy will ask for advice on this also.

Architectural Committee

Suggestion was made that Janine Snyder should come to the meetings and report to the board. Jude offered to be on the Architectural Committee since there should be a board member on all committees. This way she can report to the board. Bob made a motion to appoint Jude to the Architectural Committee and Kathy seconded. Motion passed.

New Business

Water

Jude attended the Lower Sacramento Creek Reservoir Company meeting on August 22. She became a board member and was elected vice president. We have a 20 year note and we are in year 8. The water board voted to keep the assessment at \$3/share (Foxtail Pines has 710 shares). The board would like more information on the terms of the note. Can it be paid off early?

To-Do List

Bob will draft a letter to owners with delinquent dues and send to the board for approval.
Monte will check into materials and bids for work at the pond and proposals for a fence.
Monte will talk to the county attorney and look at ordinances on trailers.
Allyn will revise and format the collection policy.
Monte will get an invoice for the BBQ from Janine Snyder and Allyn will credit dues.
Jude will draft wordage for the sign.
Kathy will meet with Judge Groome to discuss and revise the proposed covenants.
Jude will look in the safe deposit box at the bank for terms of the note for water shares.
Monte will follow up on bank signatures.
Allyn will update database from the county.