

DRAFT
FPOA Board Meeting Minutes
July 13, 2013
Fairplay Senior Center
www.foxtailpineshoa.org

President, Monte Gore called the meeting to order at 10:10 am. A quorum was established since all 5 members were present: Monte Gore, Carmine DiBartolomeo, Jude O'Connor and Bob Smith. Kathy Reeves attended the meeting via Skype and later speakerphone. Homeowner Amy Sheets and Architectural Committee chair Janine Snyder were also present.

The agenda was provided by Monte and approved.

Kathy sent minutes of the April 27th meeting to all members by email but not everyone received them, so the approval of minutes were tabled for the fall meeting following the general August meeting.

Bob provided the financial report. He said that as of May there is \$15,000 in outstanding accounts receivable. There was discussion on whether we should pursue collection of unpaid dues, and how to go about it since there are new laws regarding collection of dues by HOAs. We agreed that the friendly approach was still best and the new rules require that we offer a payment plan. Bob asked if we should seek approval for a budget for 2014 at the annual meeting. It was agreed that we should do that at the fall meeting and concentrate on proposed changes to the covenants at the annual August meeting.

Unfinished Business

- a. Covenant Changes: There was more discussion on the covenant changes. The difference of opinion was mostly with the issue of enforcement. Should the board enforce infractions or defer to the county? The board has the authority to create committees. Should we create a committee for covenant control? This committee would operate like the architectural committee. Homeowners could contact the committee and address concerns which would be brought to the board. The board would then send warning letters and/or contact the county for more serious infractions. We agreed to present the covenants as written by the Documents Committee and Steve Groome will be there to answer questions. We will listen to comments from the general membership and ask for volunteers for this new committee if needed. Amy Sheets said whatever covenants are approved (whether 2 pages or 64) they need to be enforced. We hope to get approval by the general membership (65%) – whether by vote or proxy – at the August 3rd meeting.
- b. Janine Synder gave a report on new buildings – all complied with Architectural Committee standards.
- c. Janine will provide the BBQ for the annual picnic following the meeting. She will bring pulled pork, brisket and corn on the cob. Homeowners will bring side dishes and Monte has prizes for the kids' fishing derby. More fish are being stocked. We will plan for about 60 people.

New Business

Covenant Compliance: Jude and Bob brought up what constitutes a nuisance and what the board should do about it. Carmine, Kathy and Monte said people have a right to use their property within reason – if it is a safety issue or illegal call the Sheriff. The county also has a noise ordinance.

HOAs are required to register: We need to register and say “self-managed”. Bob will register us and will be reimbursed for the fee.

Carmine is moving, selling his house and therefore is resigning. Everyone is sad to see him go and thanked him for his service. We need to solicit a new board member at the August meeting. Jeanine volunteered.

Sacramento Creek was discussed – We paid for water rights.

Bank of Fairplay needs info on all board members so any of us can sign a check. Once everyone has filled out the required paperwork they will issue a new signature card.

Motion to adjourn

Annual meeting will be at the Fairbarn on August 3rd at 10:00 am and picnic to follow at the pond in Foxtail Pines.