

DRAFT
FPOA Board Meeting Minutes
April 27, 2013
Fairplay Senior Center
www.foxtailpineshoa.org

President, Monte Gore called the meeting to order at 10:00 am. A quorum was established since all 5 members were present: Monte Gore, Carmine DiBartolomeo, Jude O'Connor, Kathy Reeves and Bob Smith. Property owners present were Ed Cooper, Larry Kiles, Diane Kiles, and Jeff Jackson. Everyone introduced themselves.

Kathy provided minutes of the Jan. 26th meeting. Jude made a motion to approve the minutes and Carmine seconded. Motion passed.

Bob provided the financial report. Carmine wanted to step down as Treasurer and become an at-large member of the board. Bob was not present at the meeting when we elected officers. Jude thought it wasn't right to elect Bob when he was not present, although we all thought he was an excellent candidate. Jude nominated Bob Smith as Treasurer and Kathy seconded. Motion passed unanimously.

Monte reported that as of March 50% of owners have paid their dues and he has sent letters to owners who are delinquent. Progress has been made in collecting some of the delinquent dues by setting up payment plans.

Bob presented the financial report. Under fixed assets: the North Fork Water Share Purchase has been paid off, but there is a question of where we stand regarding Lower Sacramento Creek. Bob will find out when and where the meetings are and will represent us. Kathy said there may be old water records in the file cabinet she got from Jennie Gannon. Kathy and Jude will look for records in the files. Monte said all board members should go the Colorado East Bank in Fairplay and sign a signature card so that any of the board members may sign checks. Motion by Jude to accept the financial report, Carmine seconded. Motion passed.

Old Business

Update on Signs: The signs we ordered are completed and will be set in concrete when weather permits. Monte has pictures and Diane will put them on the website.

Restrooms: Mike Giordano started work on the restrooms and shelter last fall but could not finish due to an accident resulting in broken ribs. He assured Monte he will finish the project. He has only been paid for materials and will receive a final payment when the work is finished. The concrete lid on the vaulted privy has shifted and cracked. The concrete needs to be chipped out and new concrete poured. Monte asked Mike Giordano and one other contractor for bids and we can get more if needed. Bob asked about erosion which may have caused the damage. Monte will get a building inspector to inspect and make a recommendation.

Update on Web Page Committee: Diane Kiles met with Curt Hulbert. Diane asked the board to decide what parts of the website need to be password protected since password

protection has to be changed by Curt. Diane got a request from a realtor and she asked for direction on what information, if any, should be password protected. Monte stressed the need for transparency. Kathy said all of the website should be accessible except for board members home phone numbers and the dates that the dumpster will be available. Everything else is public record anyway. Monte said the newsletter could be used for dates of the cleanup and other sensitive information. Bob said homeowners names and passwords are in a sub-directory that could be hacked into and this directory is not needed if we eliminate the passwords. Email is vulnerable to robot searches that could lead to spam or identity theft. Jude thought the sub-directory should be eliminated since many people use the same passwords for everything. Everyone agreed that covenants, minutes and financial statements should be posted on the website and should not be password protected. Jude made a motion to have Curt remove the names and passwords, Carmine seconded. Motion passed. A second motion was made by Monte to put all of the covenants, minutes and financials on the website to promote transparency, Kathy seconded. Motion passed. Bob said space is limited on the website and we should only include the most current information and keep an electronic file box for old documents.

We are not sure that the database used for mailings is up to date. It is important that we try to notify every landowner before the annual meeting in August and send copies of the proposed changes to the covenants. Jude said we should hire someone to update the database using the county's database so that we have accurate address information. Kathy offered to do the work. After some discussion about compensation and time frames, Carmine made a motion to pay someone \$12.00/hr, not to exceed 20 hours. Jude seconded. Motion passed. Carmine nominated Kathy for the job, to be completed by May 30th. Bob seconded. Motion passed.

It would be good to have maps of Foxtail Pines on the website. Kathy has the large maps, but smaller ones can be obtained from local realtors. Kathy will scan copies of the maps to put on the website. There was discussion about an outlot near Thompson Park that might have a fence blocking the road into the national forest so people are driving on a private lot (Lot 185?) Bob will try to contact the owner.

Discussion of Amendments to the Covenants:

Everyone had time to look at the proposed covenants and think about possible changes that were brought up at the last meeting. We agreed on #1 but there was more discussion on #2 (trailers and RV's). Diane said the easiest would be to keep the original language in the document (that was written by Steve Groome and the documents committee), but if we changed to a timeframe of May-Oct she asked for a permit to move her RV up one week early.

Kathy said issuing permits and the enforcement that would follow would put a burden on the board, also future boards. Monte said we would need someone willing to keep records and issue permits and if we had to do our own enforcement it could become time consuming. We should talk to people as responsible landowners who respect their neighbors and try to get compliance. 90% of the work we do has been through a friendly and neighborly approach. Jude said there has been a trailer on Bluestem Way since 2009. Bob said it is hard to prove how long a violation has occurred. If you talk to someone and try to find a solution in a friendly way, you might get better results than saying "I'm

watching you”. Bob said if we look at the properties that are a problem now and talk to those landowners, get input and record the date – that can be the start of the 180 days.

Monte made a motion to go with the original language of #2 (180 days) and Bob said that sounded reasonable. Monte said this way no one would be put in the position of babysitting. Jude said having a covenant puts us in a babysitting role. Kathy said if we ever enforce the May-Oct rule we will have to do it for everyone without help from the county. Bob said we needed to be consistent. Monte said we need to lay a foundation of either 180 days or May-Oct and send it out to the general membership to read. This way the offenders will be put on notice. Monte asked if we wanted 180 days or May-Oct? There was still disagreement. Jude made a motion to add “beginning May 1 and ending on October 31 unless an alternative schedule has been requested and approved by the Board” to #2 and volunteered to be the person handling permits, keeping records and enforcement. More discussion followed. Monte said there is a motion on the floor and asked for a 2nd. Bob seconded. Monte and Carmine voted yes, Kathy voted no. Motion passed. (Note: later we realized there were 2 motions on the floor and it is unclear which got the 2nd and the vote.)

Monte read amendments 3 through 5 and all were approved as written by the documents committee.

Jude drafted a new amendment to the covenants: #7 Motorized vehicles are prohibited in any common area except at the designated parking lot at the pond. Additionally, and in accordance with Park County regulations, off highway vehicles are not allowed on any county road. She said we should insert this and make it #6. Kathy made a motion to accept #7, Carmine seconded. Monte said he will have Steve Groome look over the new amendments.

Set a date to purchase fish

We will have the fish delivered before Memorial Day. Kathy found stickers in the file cabinet and gave them to Monte to send with the newsletter and covenants. Stickers can be used to identify homeowners when fishing at the pond and also for the cleanup days. Bob made a motion to send stickers with the newsletter, Kathy seconded. Motion passed.

Set a date for cleanup

We talked about a date for dumpsters to be available for the cleanup. Steve Buchanan had offered his property as a site for the dumpsters. We will contact him since this will really cut down on unauthorized dumping. It should be after the August picnic. Carmine made a motion to have the dumpsters available August 24-25, Kathy seconded. Motion passed.

New Business

Monte said we could put information about upcoming events on the website such as Burro Days and Kickass BBQ.

Concealed Firearms Classes

Concealed firearms classes will be offered at the shooting range on County Rd 15.

Fire Assessment

Fire assessment has improved but we need to keep people informed as conditions change. We could have a fire report on the website from Northwest fire. Weather reports would be helpful also.

Neighborhood Watch

Monte said the Bailey area is being hit by burglars and residents are forming neighborhood watch groups. He asked if we want to do something similar here. Monte can ask Officer Plutt to speak at the annual meeting. Monte will also check on the cost of signs to post in the subdivision.

Board Name Plates

Monte will make name badges for the board members to wear at the annual meeting on August 3rd.

Dinner at Jefferson Community Center

Monte made the announcement that Congressman Lamborn will be speaking tonight at the Republican Dinner at the Jefferson Community Center and he has tickets if anyone is interested.

Sheriff's Office Firearms Auction

The sheriff's office will be holding a firearms and vehicle auction. Monte will get the details of the sale when it gets closer.

Motion to adjourn meeting by Jude. Seconded by Kathy. Meeting adjourned.