

FPOA Board Meeting Minutes

Jan. 26, 2013

Fairplay Senior Center

www.foxtailpineshoa.org

President, Monte Gore called the meeting to order at 10:00 am. All 5 members were present: Monte Gore, Bob Smith, Carmine DiBartolomeo, Jude O'Connor and Kathy Reeves. Property owners present were Steve Groome, Ty Carroll and John and Vicki Moricz.

Monte had invited Steve Groome, representing the Documents Committee, to talk about the Proposed Amendment to the Declaration of Covenants and to answer questions. This document is the work of a volunteer committee of property owners that met after the annual meeting last August. The committee was formed to come up with an alternative to the 60+ page document written by Hinman-Sanchez. A large majority of homeowners were opposed to the overly-restrictive covenants proposed by the former board. Steve Groome and the Documents Committee presented the new proposed covenants (about 1½ pages) to the board at the October meeting. It addresses the new requirements HOAs must follow by law and removes some old restrictions that were never enforced anyway. Steve said one of the goals of the committee was to keep it simple, in order to minimize the need for code enforcement by the board. When approved by the board it will be sent to all property owners for a vote and must pass by at least 65% of the membership.

There is disagreement among board members on #2, Paragraph 20 D. Jude suggested adding a 180-day window to read: "(D) For lots not developed with a residential structure, recreational vehicles, campers, or camping trailers shall be allowed a maximum of 180 days per calendar year, *beginning on May 1 and ending on October 31 unless an alternative schedule has been requested and approved by the Board* and must be removed for the other portion of the calendar year." Bob agreed that the May-Oct window was a good idea. Kathy thought this would restrict people who want to use their RVs during hunting season, and Monte said people also like to come up in the winter to ski. Kathy thinks the 180-days per year does not need to be consecutive since the goal is to get people to remove their RVs and not leave them on the property year around. Jude said that the May-Oct limit would make it easier to document when the 180 days start. Kathy said the permitting process and enforcement would create more work for the board since we would have to do our own enforcement. The amendment as it was originally written would be adequate for dealing with real offenders.

We will continue this discussion and look at other issues that might need to be added. The challenge is to approve something that 65% of property owners will vote for. We agreed that we need to "keep it simple" while keeping the necessary changes.

Approval of Minutes 10-27-12

Carmine noticed the date we set for next year's annual meeting was a Friday. Monte made a motion to change the Annual Meeting date from August 2, 2013 to August 3, 2013. Bob seconded. Motion passed. Jude made a motion to approve the minutes as amended, Carmine seconded. Motion passed.

Financial Report

Carmine made a motion to accept the financial report provided by Allyn Mosher. Bob seconded. Motion passed. Monte has sent friendly reminders to members who are behind on their dues with good results. In many cases late fees have been waived and people have set up payment plans.

Old Business

Signs & Maintenance: Monte said the natural stone signs we ordered are being made. Mike Giordano suffered an injury and has not been able to finish the work we contracted him to do, but he will finish the job. Monte talked to Bob Agosti about the cracked concrete on top of the vaulted privy by the lake. He said it would not be hard to fix. When the weather is warmer the old concrete can be chipped out and new concrete can be poured. We will try and get more than one bid.

Update letter: Monte will send a newsletter out with the statements for 2013 dues.

Allyn Mosher is a Foxtail Pines property owner, but this is not a conflict of interest.

New Business

Fire mitigation: Monte will address fire mitigation in the newsletter. Fire danger is a big concern right now and could become even worse this summer. Our pond is also very low and might be completely frozen. We might need the water to fight fires if the drought continues. Monte thought it would be a good idea for us to send a representative to the Sacramento Creek water district meetings in Denver. We usually just send a proxy vote but it would be good to have someone attend the meetings. Bob volunteered to do this. Monte also wants to look into the possibility of buying more water.

Guest Comments

Ty Carroll asked about covenants relating to our open space. He has seen contractors driving across the common areas. Our new signs address ATVs and unlicensed vehicles on the county roads, but nothing about motorized vehicles of any kind in open space. The common areas are technically private property. Ty suggested putting up small signs since hiking, skiing and horseback riding are allowed, but motorized vehicles are not. Also licensed vehicles are allowed on portions of common areas such as the parking area by the lake. We might add #7 to the new covenants to address this. Jude offered to draft the language.

Vicki and John Moricz are looking for land for Vision 20/20's Recycling Center and are asking local subdivisions for help.

Ty and his wife offered to help with the upcoming mailing by stuffing envelopes.

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