

## FPOA Board Meeting Minutes

Oct. 27, 2012

Fairplay Senior Center

[www.foxtailpineshoa.org](http://www.foxtailpineshoa.org)

President, Monte Gore called the meeting to order at 10:00 am. All 5 members were present: Monte Gore, Jude O'Connor, Kathy Reeves, Carmine DiBartolomeo and Bob Smith. Also present were Allyn Mosher, of Overlode, and property owners Carolyn Cessna, Steve and Jan Buchanan, and John and Vicki Moricz. Everyone introduced themselves.

The minutes of the August 25<sup>th</sup> meeting were read by Kathy and amended. Monte made a motion to approve the minutes, seconded by Carmine. Motion passed.

### Financial Report

Allyn Mosher presented Profit and Loss and Balance Sheet Reports as of September 30, 2012. He also presented an Aging Report that listed owners who are delinquent on dues. Although we have about \$18,000 in back dues owed, with our current balance we have a healthy bank account. Allyn asked about the proper level of reserves and amount owed (if any) for water rights. Allyn will follow up with Kim Wittbrodt.

Monte will work with Allyn to send letters to owners who are behind on their dues. Jude suggested offering amnesty on interest if the dues are paid by a certain date. Bob said it would be a good idea to calculate the interest so that people could see how much they would be saving. There was discussion on the length of the window. 90 days was suggested, but the group decided it would be better to collect it by the end of the year before the 2013 dues are billed. Hinman-Sanchez did collect one large debt of \$1,800 but they charged 30%.

Carmine made a motion to approve the Financial Report and Kathy seconded. Motion passed.

### 2013 Budget

Allyn presented the Proposed 2013 Budget. Homeowner dues will be dropped to \$100 for 2013. There was much discussion on expenses for 2013.

### Dumpsters

The roll-off dumpsters were a big success this year and we want to continue them in 2013. The goal is to get people to get rid of trash, but we want to minimize abuse from non-residents and overloading the dumpsters. Giving all owners a sticker each year would help identify people who are allowed to use the dumpsters and it would also be helpful when people are fishing. Instead of having 5 dumpsters over several weeks like this year we could limit the time to 2 weekends manned by volunteers who would put up barriers at night. One idea was to notify owners with visible trash ahead of time. Bob suggested the 2 weekends not coincide with major holidays. Steve Buchanan offered his property on Vine as a location for the dumpsters. It could be open from 8:00 am to 7:00 pm with

volunteers assisting and locked at night. We would quietly tell the membership to keep weekend and non-resident traffic to a minimum. Total cost for 4 dumpsters would be less than the 5 we had this year. Bob made a motion to provide 2 dumpsters on 2 weekends to be determined by the board, Kathy seconded. Motion passed.

#### Maintenance and Signs

Mike Giordano offered to repaint the signs, but they are in poor condition. Monte priced natural stone signs that would be very sturdy and low maintenance. He got a bid for 2 signs, one buff and one gray, 8' to 9'6" tall for a cost of \$8,700 for both plus additional artwork/lettering. There was much discussion on what the signs should say, but the group decided on the following, with expert help from Jan Buchanan on phrasing and word placement:

Foxtail Pines  
Covenant controlled community  
Please respect private property  
No hunting  
No fishing  
No woodcutting  
No ATV's or unlicensed vehicles

We could move the better of the two old signs to the lake with additional rules for that area – “no overnight camping, fishing for property owners and their guests”, etc. Allyn said we should budget \$9500 for the 2 new signs with dark green lettering and the Foxtail Pines logo. Bob made a motion to purchase the signs and Carolyn seconded. Motion passed.

Monte read a proposal from Mike Giordano to powerwash, paint and stain the restroom and shelter at the lake. He submitted one bid to do the exterior of the restroom and the shelter for \$995, and one including the interior of the restroom for \$1335. Carmine said the floor of the restroom might need work also since the concrete is cracked. This would have to be looked at and bid separately. Motion to accept the bid for \$1335 was made by Jude and seconded by Carmine. Motion passed.

#### Fish

The stocking of the pond will be the same as this year – about \$2400 to stock the pond twice next summer (May 1<sup>st</sup> and July 15<sup>th</sup>).

#### Annual Meeting and Picnic

There was discussion on the annual meeting and picnic on August 3, 2013 (date amended 1-26-13). Monte suggested having Millonzi's or Jeanine Snyder cater the lunch and have the meeting indoors at the Fairbarn, then go to the lake for a fishing derby for the kids. Monte offered to donate toys for the kids again. Monte and Carmine said that they don't get to give enough attention to the meeting when they are busy cooking and it's harder to hear what's being said at the meeting outdoors. Kathy liked the idea of having the meeting and lunch indoors. Jude and Bob both said that people like to bring a dish and we

could cater the main course and have a potluck. We agreed to leave the line item for meetings at \$1,000.

Since it is still not clear how much, if any, we owe for water, Jude made a motion to accept the 2013 budget pending clarification of water issues. Carmine seconded. Motion passed. Final approval of the budget will be made by the Board by email and will be approved by the end of the year.

#### New Business

Monte gave the Board members a copy of the proposed Amendments to the Declaration of Covenants written by the Documents Committee. Each member will read them and email their comments to Kathy by Nov. 10<sup>th</sup>. Kathy will compile the comments and send them to the board members for further discussion so that the amendments can be approved by the end of the year, also by email.

The next regular meeting will be January 19<sup>th</sup> at 9:30 am at the Senior Center in Fairplay.

Motion to adjourn by Jude, seconded by Carmine. Meeting adjourned.

#### Addendum to Minutes:

The Board unanimously approved the 2013 Budget with changes to the following line items:

\$500 for the Annual Meeting

\$2500 for Attorney Fees

There will be more discussion on the proposed amendments to the Declaration of Covenants at the next regular meeting.

The meeting was moved to January 26<sup>th</sup> at 10:00 am at the Senior Center in Fairplay.