

FOXTAIL PINES OWNERS ASSOCIATION

BOARD MEETING

February 4, 2012

9:00 a.m. at The Java Moose

Board Members in attendance:

Kevin Pollard	President
Carmine diBartolomeo	Vice President
Dave Koerber	Treasurer
Kim Wittbrodt	Financial Manager
Jennie Gannon	Manager

Association Members present: Kathy Reeves, Jim Dietvorst, Debbyi Milburn, Jeff Milburn
Vicky Branch was unable to be here as she was on her way back from Kansas.

Meeting was called to order by President Kevin Pollard at 9:05.

Financial Report

Kim presented our Balance Sheet and Profit and Loss as of January 31, 2012. HOA dues have been coming in and she has gotten over 120 payments already. People who are past due for the past two years were sent notices along with this year's dues statement asking for payment by January 31st. Kim and the Board are more than willing to work with people on payment plans. Owners just need to contact Kim. Dave Koerber suggested that a written collection policy might be needed. Kim and Jennie will write a policy to be approved and kept in FPOA Board files.

Our water share purchase of \$52,000.00 was booked as an asset.

Kathy Reeves asked about the doubling of the HOA dues this year. She is afraid the FPOA, and therefore the dues, are getting too big. Kevin and Kim defended the board decision to increase the dues. Kim stated that the large expenditure for legal fees for both the water purchase and the Declaration revision was necessary and needed to be covered. Kevin said that our Hindman-Sanchez lawyer, David Firmin, told him that he was very happy to see that the FPOA is "finally doing what they are supposed to be doing" as an association. We are truly getting things accomplished, but this has been done in the recent past by a few board members putting in many, many volunteer hours. The board decided in August of 2011 that a paid manager was needed and took the idea to the August membership meeting, where it was enthusiastically approved. There is a contract between the manager and the FPOA and she is working as a contractor, not an employee, so employment and payroll expenses are saved. These payments must also be covered by the dues increase. Kevin did say that in time the Board may relook at the budget and revenue and find that they can decrease the dues by some amount. This may be possible since the water issue and the Declarations revision will be completed this year.

Architectural Control Committee

Dave reported that nothing new has been turned in to the ACC. Jim Dietvorst mentioned that there is something going on near the corner of Bluestem and Wild Rye with a front end loader that has been parked there for months. Jennie will check into this and send a letter to the property owner. The ACC will write a policy for procedures and timelines for enforcement of building rules.

Communications

Kevin and Jennie have come up with ideas to improve looks and functionality of website. Jennie will get together with Kurt Hulbert, our website designer, for training on updating and changing the website and will then take over website maintenance. It is the goal of the board to eventually be able to communicate with all of our members exclusively through the website and email. This will save time in sending postcards and newsletters, and a lot of money in postage.

One of the things we would like to add to the website is a place where FPOA members can recommend local businesses and services to each other. Dave Koerber has already worked out discounts on propane for FPOA members with both Ferrelgas and Amerigas. Kevin wants to recommend Consider it Done, a small business owned by a Foxtail Pines resident who wants to give discounts for services to other residents. Debbie and Kim have both used Don Doty, from Timberline Spraying, for spraying against the pine beetle on their property, and would like to recommend him to members.

Kevin has drafted Policy and Fact sheets on covenants violations and enforcements. Once these are reviewed and approved by the Board, they will be posted on the website and perhaps be sent out as part of our next newsletter. Fines may be levied for noncompliance. (This will be discussed).

FPOA Manager Update

Jennie has been dealing with family issues for the past month so had no update other than she has been keeping up with member requests for login names/passwords for the website. To date she has gotten 48 requests as a result of December postcard and the newsletter sent with the HOA dues invoices.

Priorities for Jennie for the next month or so were set:

1. Coordinate with Board to review second draft of Declarations revisions from HIndman-Sanchez and get packages sent out to membership. Review with H-S the process for approval of new Declarations and set timelines with the Board for community meetings and voting dates and deadlines. Board would like to have declarations approved and in place by the annual membership meeting in August.
2. Work on website and with Kurt to make website more "user-friendly" and update with new information. Jim volunteered to make contact with members who have not yet signed up for website password. Personal contact with those that haven't yet contacted us may make a difference in their willingness to become involved with the FPOA.
3. Start working on covenant enforcement and sending letters to a few of the owners with the more blatant violations of the covenants now in place.
4. Kim brought in a grant for fire mitigation that had been brought to her attention by Don Doty. Jennie will look at the grant specifications and talk to Don to see if this is something the board would like to pursue.

Water

The FPOA finally owns the water necessary to keep our pond. We have a decree and now own stock in the Mountain Mutual Reservoir Company, which will release to us an amount of water equivalent to the pond evaporation every year. Kim will put the stock certificate in the safe deposit box and give key to Jennie. Jennie and Vicky Branch will each have a key to the box. Now that the water purchase has been finalized, FPOA legal expenses will be greatly decreased.

Declarations

Dave, Kevin, and Jennie met with David Firman at H-S on January 24th to go over the first draft of the revisions. We should be getting a second draft soon. This revision is necessary because of changes in Colorado laws. The goal is, again, to be in compliance with state laws and also to bring clarity and some flexibility to the

Covenants. For instance, the RV regulations were discussed. The current Covenants state that there will be no parking of RVs on Foxtail Pines properties, but the Board, understanding owners' desires to spend time on their lots, or their need to live somewhere while building, wants to show some flexibility in this rule. We would like to say that camping on your property is fine for a limited amount of time (2 weeks). There might be a permit that would be completed and given to FPOA manager to keep on file. Extensions would be granted if requested. The board is simply asking for upfront communication and acknowledgement of the regulations.

Kathy Reeves was concerned that we are taking on issues that are really the realm of the county and that the county should be enforcing their regulations, not us. Kevin said that this is true, but that the Foxtail Pines covenants are in some ways more stringent than the county and these are the ones we need to enforce.

Board Structure

Per meeting with David Firmin, there should be either three or five people on the Board. We currently have four. Board needs to undergo some changes in titles and responsibilities and to recruit another member. Kevin and Dave, as president and vice-president have set goals that they would like to see completed before they step down, but they need a succession plan. They would like to have at least two new members on the board that can serve with them and eventually move in to the officer positions with little interruption in workings of the FPOA. Jennie will eventually be the bridge between the old and the new boards and, along with Kim, provide the necessary continuity.

Signage

Vicky Branch asked Kevin to discuss new signage at the entrances to Foxtail Pines. The "Welcome to the Realm" sign on Coil and Vine was destroyed in the last windstorm. New, engraved rock signage was discussed. This would be durable, would require little maintenance, and would definitely enhance our entrances. Vicky knows someone who can make these for around \$3000. Jim brought up questions of county sign laws. Vicky wants to pursue the purchase of new entrance signs and will look in to the issues. Signs are in this year's FPOA budget.

The next FPOA Board Meeting was not scheduled but will not be later than the first week in April. There may be one set sooner in order to schedule Declaration Revision process.