

Foxtail Pines OA Board Meeting Minutes

July 9, 2016

Teleconference

Attendees:

Trent Green	President
Janine Snyder	Vice President
Kyle Sandersen	Treasurer
Allyn Moser	Accountant
John Davis	Secretary
Jude O'Connor	At Large

Call to order/establish a quorum 10:02

Approval of Minutes from January 9, 2016 meeting

Approval of minutes of April 2, 2016 moved and seconded.

Reports

Financial:

Allyn presented updated financials. The period ending June 30, 2016 shows \$15,977.8 Net Income.

There are currently 8 liens on property for non-payment of dues.

The number of delinquent accounts is the lowest in several years.

There are still some owners who can't be contacted through their listed addresses or available tax record addresses. Kyle suggested using an internet search app which would cost about \$10 - \$15.00 to try to further research contact addresses. This was approved by the Board

Allyn reported that the Owner's Association registration with the State had been completed

Architectural Review

Janine reported that a homeowner's questions on re-staining had been answered. There have not yet been any additional building permits recorded by the County since last meeting.

Old Business

Homeowner's concerns

There have been several homeowners concerns, including barking dogs, taking firewood, and construction materials on another's property. Janine indicated that she believes just talking about the issue with the neighbor is often all that is necessary to resolve the problem, pointing out an issue with barking dogs that was easily resolved.

Kyle mentioned using a polite note to the neighbor would be a good optional or second step.

Kyle indicated that he will not be available to respond to Owner's questions on the web site for a period of time. He will try to get web site questions when able to, but may be some delay.

HOA assistance with slash removal:

Trent reports that CUSP (Coalition for the Upper South Platte) requests an \$85 per hour donation for slash chipping, but does not remove the chips. Trent has arranged for 9/24 for CUSP to chip Foxtail owner's slash. Owners would need to have their piles of slash along the road.

Since this may be a popular service, there will be a maximum 30 minute time limit per property owner to allow as many Owners as possible to take advantage of this. However, there may still be some Owners that are not served during this single day.

This will be an agenda topic at the annual meeting to discuss. There will be a sign-up at the meeting for this service to better estimate the response and needs for the chipping. Additional days may be scheduled based on this discussion.

Covenant Enforcement

The special executive Board meeting was held 5/21/16 by teleconference. Policies on covenant enforcement were discussed. These will be discussed with Owners at the annual meeting.

Trent presented a sample complaint form that the County uses. It was discussed if something similar to this form could be used for our owners. This was discussed with the County that a similar form can be used without requiring a specific name for the filing party if submitted by the OA as an organization.

Jude contacted Sheila Cross of Park County Development Services about a possible marijuana grow operation in Foxtail, and possible county ordinance violations at 2 other properties, previously discussed by the Board. Dominick Pucherelli of Park County Environmental Health investigated these concerns. He reported that the possible grow operation property had changed owners, and the new owners were in the process of cleaning up their property and slash piles. He talked to another owner about unapproved structures, and a third rental tenant about cleaning their property.

HOA Trail Markings

Kyle and Lisa Clement walked some of the out-lots and discussed possible trail markings. As previously discussed, the intent of such trails is to provide simple marked paths through out-lots that would help reduce unintentional trespassing on adjacent private property.

For the trails discussed, there would need to be approximately 12 culverts included at about 19 gravel approaches. The approaches and culverts would be narrow, for foot traffic only. Pine poles to lightly mark the paths may be obtained from the Forrest Service, or from property Owners. Each approach would have a sign. County access permits are a requirement.

The estimated cost of the culverts is \$125 each for 10 ft. long; however, these can be cut in half for narrow path use. Janine can assist with delivery using their trailer to save this cost. A Foxtail owner may be able to assist with the culvert excavation.

This concept will be discussed with the Owners at the annual meeting.

New Business

Cloud Storage.

Allyn reported that the Drop Box storage limit is 1TB. Access is currently by the Board President, although it can be set up for others to have access.

This cloud storage contains electronic records of scanned covenants, water decrees, and the like. Past records are not organized; however ongoing records are being organized into folders for easier reference.

Water Attorney's Retainer

The invoiced fees for the water attorney (Aaron Ladd) to review our pond water decree have been paid current. This leaves the original \$1,000 retainer amount, held in a trust account, available for either future use or it may be returned upon request of the Board. It was decided to keep the retainer in place to allow easier access to the attorney for any other water issues that may arise.

John's water resource write-up

This article was discussed as being available at the annual meeting and posted on the website as a generalized description of our well permits and water decree. John will edit the article to further emphasize that maintaining our share of the augmentation plan reservoir is a primary function and reason for having our Owner's Association.

Colorado Parks and Wildlife Private Lake License

Kyle sent the requested form back indicating that we do wish to maintain our license. Kyle will look into having a screen installed on the intake side of the pond outlet pipe as indicated by the license.

Food at Annual Meeting

It was discussed that having food at the annual meetings is appropriate for this kind of group gathering. Trent will contact Milonzi's about the costs for simple box lunches. Owners will be requested to bring desserts. Based on past attendance, he will ask for costs for 50 boxes.

Concern with Renting Houses

Kyle reported that there is a significant and increasing concern throughout the State, and especially rural areas, with houses being rented to groups of people that subsequently turn the residence into marijuana grow house, often without the owner's knowledge.

A loophole in the current State law allows up to 99 plants in a residence. This can be destructive to the house, including fires and water damage. In addition, such irrigation is contrary to the intent of our water decree's stipulation of not using our well water for crop irrigation, although located inside.

The OA has no ability or resource to police this activity within the law's limits (although it can advise authorities if illegal growing is suspected). However, this subject and caution will be noted at the annual meeting.

E-mail Correspondence with Owners

Kyle reported that he has only about 1/3 of the owner's e-mail addresses, although some of these may be outdated. He will ask for Owner's e-mails on bills, and will emphasize getting current e-mails at the annual meeting.

The Annual Meeting is scheduled for August 6, 2016

Adjournment A motion was made, and seconded, to adjourn the meeting at 11:34

Next Meeting **The next meeting will be the annual meeting**