

Foxtail Pines Owners Association Board Meeting

June 6th, 2015

Call to order/establish a quorum

10:06 am / Bob, Allyn, Jude, Janine, Trent

Approval of Minutes from January 17th and March 7th, 2015 meetings

Trent motion to approve, Bob seconded. Passed unanimously.

Reports:

Financial

Few payments from outstanding dues. Major expenses this year will be water rights and any work we do this summer. Jude, have we paid \$1,100 for the first delivery of fish, Allyn - yes checks cut. Trent everything looks good and under budget. Janine motion to approve, Bob seconded, passed unanimously.

Status of liens

Bob – has requested one lien to be released. However, he has not heard back from the attorney's office and has not been able to follow up. Allyn spoke to Rhonda recently at the attorney's office. Bob we got money in from one property but they did not pay the legal fees assessed. Another property has made a partial payment and has stated that the balance had been paid but has no record of that payment nor does the association.

Bob – disagrees with the discussion from the last Board meetings on posting liens based on a dollar amount. Jude – correct that number was \$500.00 and was approved by the Board of Directors in March. Bob – feels that we only charge \$75.00 for past two years and that the 18% fee for being late is less than the \$25 late fee. Jude – clarified that this is in addition to the late fee. Bob has checked the taxes and those property owners are paying their taxes just not their dues. Jude – explained that filing all the liens has become more of an administrative burden and we do have property owners that are not motivated to pay dues. Trent – Chronic late dues payments, we send out notices, charge late fees, or do we continue to throw good money at bad? That was why we chose the 500.0 limit. Bob – We have been charging those people the \$275.00 for the legal aspect of this but by filing the lien we then have the bite that is attached to the property. Jude – Two points – 1st point - we have money going out that we may not recoup for 20 years. 2nd point – The title companies contact the owner's association for outstanding liens unless it is a Quick Claim Deed. Allyn – Filing more liens are not getting us any more money. We have liens on the people that really matter – the \$500.00 people.

Jude – Bill from attorneys – property owner has run up 292.50 in attorney fees speaking to the attorney about the lien on the property. How do we manage these fees? Do we have the attorney tell the property owner they will pay for the attorney time? Board agreed to have attorney charge property owner for questions about liens.

Architectural Review Committee

Questions about flood plain construction on Blue Stem, how are they allowed to build there? Janine explained that the Army Corp of Engineers requires a permit and that has to be approved prior to Park County Building Department allowing a permit to be issued. Bob – post on website properties approved for construction by the Architectural Control Committee.

Homeowner Comments:

Carmine – Questions on yurt (geodesic dome) and wetland permit for house on Blue Stem.

Old Business:

Status of surveyor marking out lot pins-Jude

Surveyor has started, finished out lot A, B, C - does not need to stake where it abuts a roadway. Where it crosses the road and ends up by Brom Ct. It gets questionable. It is very visible now with the orange surveying stakes. He has chosen the more difficult one now so it is moving slowly. Still has to do E, F, and G.

Web site, domain name, and web master-Bob

Diane Kyles has been the webmaster – Bob has tried corresponding with her, she has had some health issues and now correspondence has ceased. Bob is doing the website maintenance and it looks fabulous. We have moved it away from Curt Hulbert. We have the ability to use email addresses as aliases. The domain name is housed at Go Daddy. We have access to it and it is paid to 2016. The website management feature is very easy to see and is current technology. Additional security features to protect from hacking. Trent – likes alias email, photo to put on. Send photo to Bob. Allyn – billing at foxtail pines and do we want to move to have email billing. Jude – likes the idea but with delinquent accounts it is not a good thing and we have members that don't have internet access. Most things that you get billed for electronically you have to opt into. E-billing would be a substantial savings. Bob – send out e-billing December 1, 2015. Janine – we have no Board Member phone numbers on the website except her's for metal salvage. She feels it is our responsibility as the Board to have a phone number that the owners can contact us on for questions. We volunteered for these positions and being able to be contacted is part of our responsibility to the owners association. Bob agrees that we need a phone number to have our members call, and suggested to have a virtual number and set up a voice mail on it.

Status of work at the Pond-Bob

Jude – The post holding the gate is now listing and gate is hitting the ground. The contractor did not place it in cement. Bob will have them cement them in the ground. Jude also looked at which direction we go in extending the fences. Bob thinks we should go toward the culvert that way people do not drive around it. Jude looked last fall to flag willows and the ground is way too soft. Trent – water is running over road by driveway last weekend. Jude- not now. Bob priced door locks for restrooms, and latch for gate all at approx. \$300.00. Jude – locks on gate no need for locks on restrooms. Board decided to lock pond and only allow current dues properties access to pond. Trent moves to go for both. Jude – suggest we contract with Shirley Septic to have the restrooms pumped and cleaned. Allyn – should be under misc. expense. Trent will get price and contact them on Saturday.

Annual Meeting

Jude – spoke about getting letter out by June 30 to owners with lock code with annual meeting notice. Costs of motel was \$200.00. Location options are at the pond we bought tarps years ago, 4-H Quonset

hut, rec center, or the school? Kathy will be letting us know about school. The rec center does not have a room big enough. The Quonset hut held the meeting very well last time we used it. Concern on the budget amount if we use the hotel that only leaves \$300.00 for food. Trent plan on 50 ppl. and if venue and food come out greater amount we will adjust the budget. Jude - motion to contract with Janine for BBQ with beans, corn, watermelon and pop, she will provide plates, cutlery and napkins for 50ppl. at \$15.00 pp. Bob seconded, passed unanimously.

New Business:

Discussion of Late fee waiver request

Property owner requested that the late fees on three lots be waived as they have never been late before. The owner pays for his and sends payments as manager for two other adjacent lots. Jude stated that the board would have to rule on this. A check was sent without the three lots late fees. Janine – asked if they had been late before or if this was the first time. Allyn – two of the lots have been on time and one lot has been late a couple of years ago. Bob – as a manager it is your responsibility to pay those bills on time. We instituted late fees the year before. Bob – he needs to pay, everyone needs to be treated the same. Trent – since this is repeat offence no waiver. Janine - agreed. Jude – we will follow policy.

Discussion of HOA records

Bob - The amount of stuff is amazing. Proposal to keep financial and tax returns for 7 years, and the minutes. Trent suggested only keeping per IRS requirements for a records policy. Bob – Sent copy of State law and a copy of other owner's association's records policy. Janice is available and is interested in helping on this. Gleaning out the records and scanning the documents and software. They could go to company to do scanning, the cost is .05 to .15 per page. Next issue is where we store it. Jude – If we have Janice do the work we need to compensate properly for the records. Would Janice be willing to do this and how many hours? Bob - She thinks it would be approx. 15 hours. Trent – Motion to authorize Janice up to 24 hours of document research and organization at \$15.00 per hour. Jude seconded. Passed unanimously. Allyn – Look at cloud storage for penny's a month.

Discussion of Chuck Christenson's proposal to sell water shares

50 shares allocated for Foxtail Pines, Foxtail Pines Heights or Foxtail Estates. Jude - We own more shares than we need based on the State calculations per household. Bob – water rights are more valuable than gold and he sees it as a situation that if we put it to a vote the membership would be in favor. It benefits the owner's association so that if we need more water it could be used for that purpose (pond, fire mitigation, etc.). Jude - We have enough for the pond and the original development. Allyn – how much are we talking about. Bob - \$135,000.00 and he would want some down (approximately 1/2) and pay the balance out over 5 years. Trent - looks at it from a business sense. We should put it to the membership on August 1st and when we do we should have a reason. From a business sense – what is the impact, what could it do for the members, what is it for the future. Water is extremely valuable, and is more valuable than gold and oil. We need to figure out if it is a positive impact, negative, impact – if we don't get them who will? Jude - Put together a pro and con, benefits, down side and impact statement to present to the membership. Bob - we are working with numbers from the 80's are they still valid? Etc. This needs to be part of the analysis. Allyn - Does not think it will work with the costs. Jude – Let the membership know that there is someone who wants to sell water. Kathy, Janine and Bob think we should purchase the water shares. Bob – weather impact on drought and water for the pond in the future. Jude - Very against.

Bob – Present the pros and cons for meeting. Trent – will do the analysis, however he stated that he may be slightly biased as he is in the mineral right business, but will lay out the facts and go forward.

Adjourn

Jude Motion to adjourn, Trent seconded, adjourned at 11:38 am.