

FPOA Board Meeting Minutes  
October 18, 2014  
Northwest Fire District  
[www.foxtailpineshoa.org](http://www.foxtailpineshoa.org)

President, Monte Gore called the meeting to order at 10:15 am. A quorum of the board was established since all 5 members were present: Jude O'Connor, Kathy Reeves, Bob Smith, Trent Green and Monte Gore. Also present were Janine Snyder and John Davis.

Approval of Minutes

Kathy provided minutes of the August 2<sup>nd</sup> Annual meeting. Jude made a motion to accept the minutes with additions and clarifications and Trent seconded. Motion passed.

Financial Report

Bob provided September financial reports prepared by Allyn Mosher. We reviewed them and Trent made a motion to accept the financial report, Kathy seconded. Motion passed.

Old Business

Report on Dumpsters

Monte reported on the trash operation and overall it went well. Monte caught someone overfilling the dumpster and had him remove the trash. He was from Denver, he had driven around the gate and was a relative, not an owner. We do need oversight, since there are always people who don't follow the rules. It is not a good idea for board members or volunteers to confront individuals. Instead they should call law enforcement.

Collections on Delinquent Accounts

Bob said we need to be consistent in our collections policy. We are setting a precedent that we will postpone collections for one year before filing a lien on the property. When liens are filed we should charge the property owners to reimburse the Association for legal fees. He said we should vote to place liens on properties with debt of \$100 or more immediately and continue this policy in future years.

Everyone agreed that legal fees should be assessed against the property owner when liens are filed. This is in our collections policy and some board members thought it was already being done. Some of the liens that were filed in April have been paid and released and the Board agreed to let those go without adding reimbursement for legal fees. The remaining unpaid liens will be charged accordingly and letters will be sent notifying the owners.

There was discussion on placing liens on 12 accounts that are delinquent \$100 or more. Kathy said the \$25 late fee (33% of the \$75 annual dues) should buy more time. Filing a lien on \$100 would cost more than the dues we collect. She said liens should be reserved for chronically delinquent accounts and we should wait until after the 2015 dues are assessed in January. Trent thought we should send another warning letter before filing liens and Monte agreed. We would give the 12 owners 30 days which might make it necessary to meet in December to vote on filing liens. Trent made a motion to have our

lawyers send letters to the 12 delinquent accounts of \$100 or more to start the process and Jude seconded. Monte and Bob voted yes, Kathy voted no. Motion passed.

#### Amendment to Bylaws

Bob said we may need to amend our bylaws, but we will table until the next meeting.

#### Architectural Committee

Janine Snyder, Architectural Committee Chairman and building inspector said there is not much new construction currently in Park County. Only 2 property owners have contacted the Architectural Committee. We can contact Park County for building permits in the subdivision. There is a garage with living space in the Thompson Park area with no building permit. Janine recommended that we buy the building department's list of permits. The best way to contact Janine is by email: [janinesnyder@yahoo.com](mailto:janinesnyder@yahoo.com) and put "Foxtail Pines" in the subject line. Trent will check with Road and Bridge for an update on permits as of January, 2013.

#### Updates on Improvements to the Pond

Monte got much of the work done at the pond through local contractors. Dean Sherman did a great job on the fence and gate and the pit toilets have been repaired and cleaned. The concrete work on the toilets was \$450 and the gate and fence cost \$1100. We now need grading around the toilets to stop erosion and gravel around the picnic tables to keep weeds down. It would also be good to expand the fence to keep people from driving around it. We had originally budgeted \$4000 for work at the pond and have only spent \$1550. Trent made a motion to finish the project and spend the remaining \$2400, Jude seconded, motion passed. Monte will contact Dean Sherman to expand the fence and we will get bids for grading and gravel.

#### Safe Deposit Box Key

We only have one key to the safe deposit box (Monte's). At this time Monte gave his key to Jude. We will have to replace the second one if it can't be found. Trent made a motion to spend up to \$250 to replace the key, Jude seconded, motion passed.

#### New Web Page

Bob talked about improvements that could be made to the web page. We need to register the domain name or create a new one. FPOA.org or fpoainc.org are available. If we change to a new domain name, it would be possible to use the cloud for document storage and create new email addresses for board members instead of their personal email. Word Press is another possibility to keep files secure. Trent made a motion for Bob to investigate the use of a new domain name and gather information, Kathy seconded, motion passed.

#### Owner Comments from August 2<sup>nd</sup> Annual Meeting

Slash Pile John Davis talked about slash piles on Foxtail Road and a path from private property to an outlot where the slash was dumped. Trent will talk to Environmental Health about the slash piles.

Property on Coil Drive Multiple violations exist and Monte and Trent will talk to the property owners in a neighborly way.

Trailer on Bluestem Way Trent will talk to the county.

Short Term Rentals The board agreed that owners have the right to rent their property and short term rentals should be treated the same as long term. Owners need to know that their renters need to follow the same rules regarding noise, traffic and speeding.

Amendments to Covenants

Results of the vote showed that 198 property owners responded. There were 195 yes votes and 3 no votes, which is more than enough to pass the covenants. Kathy will file the document with the county clerk. Trent made a motion to file the covenants and Bob seconded. Motion passed.

Election of Officers

Monte announced that they have sold their house and he needs to resign from the board. We are all very sad to see him go as he has been instrumental in keeping our water rights and has contributed positive leadership as president. Kathy also has her house on the market and may have to resign if it sells, but agreed to stay for now as an at-large member. This leaves vacancies for president and secretary and one new member. Bob nominated Jude for President, Trent seconded, motion passed. Jude nominated Trent for Vice President, Bob seconded, motion passed. Bob agreed to stay on as Treasurer. We will ask for a new board member, appoint a new member and hopefully elect a new Secretary at the January meeting.

Next meeting is scheduled for Jan. 10<sup>th</sup>. Agenda items will include Bylaws, 2015 Budget, Liens, Bonding, Domain Name, Appoint new member and elect Secretary.

Trent made a motion to adjourn and Jude seconded. Meeting adjourned.