



Board Meeting Minutes

Foxwood Meadows Homeowners Association

February 28, 2018

Introduction: The Foxwood Meadows HOA Board held their first 2018 board meeting at the residence of Ted Buehner. The meeting convened at 6:30 p.m.

Roll Call:

2018 HOA Board Members	Status
Fedir Panesenko, President	Present
Ted Buehner, Treasurer & Cost Control Committee Director	Present
Eddie Lawshe, Secretary	Present
Amy King, Association Manager – Protocol Property Mgmt	Present
Hans Endresen – At-Large	Present
Jan Radoslovich – At-Large, ACC	Present

Welcome!

Ted welcomed all in attendance to the meeting. Homeowners Lisa Cole and Abhinav Gupta also attended the meeting. New at-large board member Dave Zhang was not in attendance.

Prior Meeting Minutes

The 2018 annual meeting minutes were reviewed and approved.

2018 Board Positions

Fedir Panesenko was nominated to remain as President, Ted Buehner was nominated to remain as Treasurer, and Eddie Lawshe was nominated as Secretary. All were approved for these voting board positions.

Financial Review

Current financial statement

- The Jan 2018 (latest balance sheet) statement was shared with the board.
 - Total Operating Cash: \$6004.00
 - Total Reserve Account: Actual: \$48003.68
 - TOTAL Liabilities and Capital: \$54007.68
- The first half semi-annual dues notice was sent to homeowners in mid-February with a payment deadline of March 15th. The 2018 annual dues will remain at \$600, the same as for 2017.

Communications

Abhinav Gupta arranged with a non-Foxwood neighbor just to the north of his property to remove or trim up a number of Alder trees in the near future. The tree work focus is on safety of ensuring the trees do not adversely impact his home and reduced tree debris. Abhinav's neighbors expressed concerns about aesthetics by ensuring healthy trees remain and be trimmed up vs removal, and that tree rounds bound for Abhinav's neighbor to the north be removed in a less invasive manner. This issue was reviewed by the board. An arborist will evaluate the trees and remove or trim up the targeted trees within the next month. Arrangements plan to be made with the neighbor to the north to remove the tree rounds via the street rather than across his property through the rest of the trees on that property.

Tot Lot Survey Results

The major project on tap for the year is the tot lot. The site's drainage needs to be replaced due to constant standing water, and the tot lot equipment is at the end of its life. At the annual meeting in January, the idea of replacing the tot lot equipment with a half basketball court was voted down by those in attendance. Remaining ideas for the site included new tot lot equipment or making the site into a park setting with picnic tables and perhaps a barbeque pit. A survey was sent to homeowners in February to gather input from all in the HOA.

The survey resulted in a majority of homeowners favoring a park like setting without the barbeque option. Based upon the survey results, the board decided to have the play equipment removed, the drainage issue addressed, and install one or two concrete slabs with several picnic tables, and a park bench. The site will provide a nice gathering area for families and permit more HOA homeowners to enjoy the site. If anyone wants to barbeque, they can bring their own portable BBQ.

Planning for the remodeled site will begin soon with a target of completion by July.

Old Business

Social Meeting with Neighboring HOA Boards – Amy will pursue obtaining contact information for the neighboring HOAs so a meet and greet social gathering can be arranged in the near future.

ACC – The ACC committee plans to conduct their neighborhood review in June following the Memorial Day holiday weekend. This targeted time period will permit neighbors to work on their yards and property as drier and warmer weather arrives.

New Business

2018 Reserve Study – The latest reserve study update was reviewed. The next major project in a few years will likely involve the fence entering the HOA from 183rd since that fence is nearing the end of its life. Funds for this project will come out of the HOA's reserve fund.

Tract 999 – This is a follow up on the Country Woods 1 assertion of June 2017 tree trimming that went beyond the HOA's area of responsibility. The CW-1's property manager raised Tract 999 referencing input from the county public works office. Amy found that Tract 999 was not near or adjacent to Foxwood Meadows HOA property, and also included the HOA's retention pond area. The board chose to monitor this situation and will be ready with factual data if the CW-1 property manager raises this issue again.

Rooms for Rent – This topic was raised at the annual HOA meeting in January. One homeowner is renting out rooms in their home, resulting in more parked cars near the crest of the hill on 12th Drive SE. With cars parked on both sides of the street, motor vehicle safety concerns have risen and the ability for emergency vehicles to move through that stretch of the street is also a concern. Renting of rooms is not permitted per the HOA's CC&Rs. The homeowner has been notified about this room rental practice by Protocol several times. The board asked Amy to find the HOA CC&R paperwork this homeowner signed at the sale closing of his home. Once obtained, the board will ask Amy to pursue legal action to enforce the CC&Rs regarding this issue.

Other 2018 Projects

- The board decided to skip a year in evaluating the NPGA trees. Those trees have been evaluated with action taken over the past few years. will take up this issue for further action.
- Sidewalk cleaning for the common areas will be arranged for this spring. Once a contractor is determined, homeowners will be notified and given the option to use the contractor for their own sidewalk and other property concrete like the driveway and walkways as has been done in previous years. This effort helps save homeowners the charge of contractor travel costs.
- Speed Measuring Road Sign – Amy will look for options on solar powered road signs that display motorist speed. The road sign is in an effort to help alleviate speeding through the neighborhood and if successful, a second such road sign may be obtained. Initial ideas on siting this first road sign is near

the tot lot/park area to capture vehicles heading into the HOA from the west. The board will address the options at the next meeting.

- Several fresh news articles have been posted on the foxwoodmeadows.org website including news about the new private school being developed along SR-527 and 183rd, the recent long fence repair work done on the fence leading into the HOA from 183rd, a reminder about the home modification form for the HOA, and the recent construction along 183rd where new apartments will be constructed this year.

2018 Board Meeting Dates

The year's remaining board meeting dates and sites were determined.

May 8, 630 PM, Fedir's home

July 12, 630 PM, Ted's home

Sep 13, 630 PM, Eddie's home

Nov 7, 630 PM, Han's home (2019 budget planning meeting)

Submitted by:

- Ted Buehner, Treasurer
- Amy King - Protocol
- Eddie Lawshe – Secretary