



Foxtail Addition South Owner's Association, Inc.
2025 – Annual Meeting
1859 North Lakewood Drive, Suite 200 Coeur d'Alene, ID 83814
September 25, 2025
Annual Meeting Minutes

I. Call to Order – 7 PM

Attendees:

Angie Rothrock - HOA Manager
Ryan Beamer - Vice President
Al Denys - Resident Board Member
Shannon Atha
Rebecca Rodriguez
Legal Counsel – Quinn Stanley, Randall Danskin
Landscape Management Representatives
Approximately 25+ Residents

II. Welcome & Introductions

Angie Rothrock opened the meeting, welcomed homeowners, and introduced the board, management, and legal counsel.

III. HOA Website & Communication

- Overview of where governing documents (CC&Rs, Bylaws, Architectural Applications) are located.
- Instructions on logging into Portal, setting up autopay, and using online resources.
- Emphasis on increasing transparency and communication:
- Posting quarterly financials.
- Monthly newsletter and quick email updates.
- Maps were created to provide more accurate landscaping coverage information.

Managed by:
HOAM, LLC.



IV. What HOA Dues Cover

- Largest expense: Landscaping.
- Other expenses: Snow removal, maintenance of shared spaces, liability insurance.
- Complete list available on website.

V. Parks & Amenities

- New pickleball courts to open within 2 weeks.
- Resident requests additional benches and new play areas in the park off Fennecus.
- Angie noted that the developer has invested \$5.5 million in parks to date.

VI. Landscaping & Water Management

- HOA shared that the landscaping square footage will continue to increase in 2026.
- Residents' concerns raised regarding:
 - Standing water and drainage near the park on Fennecus.
 - Overwatering of trees and lawns near the park on Fennecus.
- One resident reported that an arborist evaluated his property and observed that HOA trees planted in the grass are not structurally stable.
- The HOA acknowledged that tree replacement carries significant costs and is not feasible within the current budget.
- Discussion of Alpine Partners' role in landscaping with Lakeside.



VII. Resident Questions & Comments

- Requests for removal of dead/untrimmed trees in front of homes.
- The HOA noted that they have contacted the city to identify which tree species are best suited for long-term growth in our area and to clarify which trees fall under homeowner responsibility, such as those located in swales in front of residences.
- Guidance requested on types of trees allowed for replacement (e.g., no cottonwoods).
- Clarification needed for homeowner vs. HOA responsibility in tree care and pruning.
- Suggestion for cameras in parks.
- Questions about the location of existing cameras (job shack, Architerra construction sites, new building).
- Questions about the violations
- HOA commented that they will send a notice via email, then certified mail, and are currently working on implementing a fee structure for violations

VIII. Financial Review & 2025 Budget

- Budget currently breaking even; reserves expected once build-out is complete in 2028.
- Management fee: \$9 per house, per month.
- Liability insurance has increased due to new common areas.
- Developer contribution continues to cover expenses above HOA dues.
- Fee increases projected:
- 2026: 5–10% increase



IX. Additional Discussion Items

- Snow plowing around mailboxes – ongoing talks with the City.
- HOA considering amending CC&Rs for tree guidance.
- Continued efforts to improve communication, budgeting transparency, and landscaping management.

X. Adjournment

Meeting adjourned at 8:00 PM, followed by homeowner social time.