



**FOX TRAIL PROPERTY OWNERS' ASSOCIATION  
BOARD MEETING MINUTES**

Thursday, May 22, 2025, at 5:30 PM after ARC Meeting  
Meeting held online through the Zoom, Online Meeting Platform

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1. Call to Order:
  - a. Meeting called to order by Christopher LaRue, President at 5:50 pm
2. Board Member Attendance
  - a. Present - Christopher LaRue, Mario Facella, Kim Maisenbacher, Bonnie Brooks, Christine DeSutter, and Carla Connor
  - b. Absent - Jennifer Vurno, Kathy Williams, Lisa Lewis and Dawn Griffin
    - i. Quorum was met.
3. Approval of Minutes – **Mario Facella made a Motion to Approve the May 8, 2025, minutes; second by Kim Maisenbacher. All in favor, the motion passed unanimously.**

**Old Business:** road and bridge repairs as well as canal improvements,

- **Keystone Bridge Repair Proposal**
  - The board discussed a proposal from Keystone Concrete that has been started during the May 5, 2025, Board meeting regarding required structural bridge repairs to maintain structural integrity and safety for crossing traffic. Restoration of **6 bridges** and installing concrete rails on **4 bridges** for \$87,956, which is significantly lower than other estimates by \$30,000. Structural engineer Tim Burns, who is a current association member, has offered free oversight of this project and the option to imprint a Fox Trail logo on the bridges at no cost. The board agreed this was a competitive and timely solution that will be funded through the reserve budget for deferred maintenance. Work is expected to take 2-4 weeks.
    - The board discussed the concrete contract. Joni offered to have her husband, who has 20 years of experience in the concrete business, review the contract and costs. The board agreed to approve the contract subject to satisfactory review. Kim Maisenbacher reiterated to the board and association members on the call about the posted engineer's report with pictures on our website regarding the required bridge repairs needed to regain structural integrity and overall safety for crossing traffic.
    - Joni inquired about fiber reinforcement in the concrete, which Kim confirmed, and the amount required would be specified by the engineer.

- **Bridge Concrete Project Approval**

- Mario Facella made a Motion to Approve the project second by Bonnie Brooks. All in favor, motion passed unanimously.

**Adjournment**

There being no further business, a motion to adjourn was made by Mario Facella, seconded by Carla Connor. The meeting was adjourned at 6:15 p.m.

**Association Members in Attendance:**

Adam Garnet  
Joni Reilly  
Cynthia Fortin  
Judy Jones  
Lee Jones

Minutes are in DRAFT form and will be approved at the next Board Meeting.

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Christopher LaRue  
President, Fox Trail POA



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