

Foxboro Neighborhood Association

Meeting: May 20, 2025

- Date & Time: 2025-05-20 Meeting was called to order per Phil Vickers, President at 7:05pm and adjourned at 8:02pm
- Location: Middletown Firehouse on Shelbyville
- Attendees: 40 Members, 31 Homes represented
- Meeting Notes

1. Neighborhood Association Management and Financial Stability

- **Introductions and Roll Call**
Participants introduced themselves, sharing names, addresses, membership histories, and roles. Notable introductions include Phil Vickers (president), Charlie Waller (past president), Lindsay Hale (long-term resident), Susie Gullet (new to the neighborhood), Sarah Kelty (social media contact), and Wendy Rogers (past treasurer).
- **Review of Previous Meeting Minutes**
The group reviewed the April 24 meeting minutes which covered Linden's decision not to annex Foxborough due to an internal tax measure and detailed volunteer efforts on community maintenance, particularly regarding the old pool area.
- **Financial and Budget Review**
A detailed budget review was presented including a beginning balance of 6272, collected contributions of 9862 since April 24 (with an additional unsolicited 8462.46 reported), and a target income of 15000 from 370 households at 79 per household. Operating expenses such as the old pool maintenance at 1180, website hosting at 127, estimated PayPal fees of 150, and the LG me electric bill estimated at 8100 (with 2600 already paid) were discussed, leading to a total estimated expense of 14680 per year.
- **Liability Insurance Requirements**
The necessity for liability insurance was discussed to protect the HOA and its members from potential legal and financial risks, with quotes ranging from 8000 to 4300 and with coverage up to 1000000. The insurance would also provide D&O protection for directors and officers, crucial as the current coverage has lapsed.
- **Dues Collection and Participation Improvement**
The meeting highlighted current participation rates with some streets at up to 69% and others at 0%, noting that the overall participation was around 30-34% against a target of 51%. A shift toward electronic communications

for updating contact details and reminders was proposed to enhance voting eligibility and timely dues payment.

- **Security and Safety Priorities**

Survey results identified security and safety as the top priority for residents. Emphasis was placed on property maintenance to deter criminal activity, supported by examples like ring camera evidence, and ideas such as engaging local police or developing neighborhood watch programs were discussed.

- **Procedural Approvals and Motions**

Procedural items were addressed including the motion to approve the previous meeting's minutes and the recommended budget. It was noted that officers should not move to approve their own items, and the motion was successfully passed after Pam moved and Stephanie seconded.

- **Q&A Session and Enforcement Discussion**

A Q&A session allowed members to raise questions regarding neighborhood issues such as the enforcement of the 24-hour parking ordinance and occasional criminal activities captured by surveillance, with responses provided by a local law enforcement officer.

Conclusion

1. The recommended budget was approved following a motion and second, with unanimous support.
2. There was agreement on the need to secure liability insurance, with pending paperwork and further review of quotes.
3. Motion passed and the meeting continued with approved minutes and budget.

2. Enhancing Property Value and Community Engagement

- **Property Maintenance and Aesthetics**

Discussion focused on the importance of property upkeep, landscaping, and exterior aesthetics to maintain and increase property value, referencing advice from Charlie Munger and an article from Bloomberg. Several properties in the neighborhood require maintenance, and improving curb appeal was emphasized.

- **Community Assistance and Outreach**

Participants discussed the need to assist neighbors, especially shut-ins or those unable to maintain their lawns. Ideas included checking on these residents, using newsletters, and potentially assigning street captains to relay concerns and resources.

- **HOA Flexibility and Community-Focused Approach**

The conversation highlighted the desire to avoid a rigid HOA structure. Members stressed a flexible approach in setting maintenance standards while still ensuring that critical upkeep tasks are accomplished, so as not to over-regulate or 'shame' the neighbors.

- **Dues Collection and Financial Stability**

The discussion underscored the critical nature of dues collection for maintaining common areas and funding community projects. Specific points included a \$79 annual fee per household, tracking change of addresses, and the challenge of nonpayment affecting overall financial health.

- **Insurance and Liability**

Insurance issues were raised, including handling liability claims such as the door accident and the benefits of having director and liability insurance. This protection encourages participation by reducing personal risk for board members.

- **Property Value Trends and Financial Impact**

Data from Zillow covering 2022 to 2025 was presented: average prices of \$301,000 in 2022, \$360,000 in 2023, \$342,000 in 2024 (with a high sale at \$455,000), and discussions on equity gains/losses. With 370 houses averaging \$329,000, the community's overall value is estimated at \$121 million.

- **Communication and Community Engagement**

Members examined current communication channels, including the website (myfoxboro.com), email notifications, and Facebook, aiming to boost community awareness and engagement. The need for regular updates like meeting minutes and budgets was also mentioned.

- **Rental Property Concerns**

Issues related to rental properties were discussed, with concerns that rented homes might contribute to lower dues collection and weak neighborly communication. Suggestions were made to obtain landlord contact information to ensure accountability.

- **Future Community Projects and Facilities**

Ideas for future community enhancements were raised, including building a gazebo, walking paths, and even a tiki hut, with reminiscence over past central hubs like the swimming pool. Such projects are seen as investments in neighborhood value and cohesion.

Conclusion

1. There is consensus to further explore a street captain system to monitor and assist vulnerable residents.
2. The board agreed on maintaining flexibility while upholding essential maintenance standards.
3. Members urged more proactive outreach, including door-to-door contact, to improve dues collection.
4. The benefits of comprehensive insurance were reinforced as essential for board participation and risk management.
5. The financial discussion emphasized that maintaining property values is crucial for individual equity and overall community wealth.

6. There was a commitment to improve communication strategies and streamline information sharing among residents.
7. It was suggested to better track and address rental properties to secure consistent community participation.
8. The group agreed to reserve brainstorming on community projects for future meetings once financial stability is ensured.

3. Community Fundraising, Budget Management, and Volunteer Coordination

- **Fundraising and Property Utilization**
Conversation about potential fundraising ideas using an acre and a half of property that currently sits unused. Although there was interest as a fundraising opportunity. The feasibility of this idea remains subject to further review.
- **Community Events and Volunteer Coordination**
Discussion on organizing community events such as yard sales, Easter egg hunts, and Halloween parades. There was emphasis on volunteer involvement—as highlighted by previous events organized by Nancy—and using a volunteer sign-up sheet (including a call for participation on June 15th for Dorsey Lane Island).
- **Budget and Expense Estimation for Community Projects**
Budget estimates were discussed, including monthly light expenses varying between \$600-\$750, with summer months being higher. There was also mention of funds available: a starting amount of \$6,000 in contrast to a referenced \$15,000. These figures are to be factored into future budgeting.
- **Volunteer Duties and Local Maintenance**
The need for volunteers for neighborhood maintenance was raised. Topics included door-to-door volunteer outreach, lawn cutting (with specific reference to Dorsey Way and a volunteer discussion, and the overall management of community tasks through a volunteer list.