

## Fairway Park HOA Annual Meeting 2018

Meeting was called to order by President Bill West at 3:05 pm July 12, 2018

Roll call was taken and 22 out 25 were present or by proxy.

2016 minutes were approved unanimously

Bill introduced present HOA Board of Gene Cordes and David McKinney, and Greg Wiggins, manager for the last 20 years.

Owners introduced themselves. Also present was Keith Gamble, developer of the 3 duplexes being built on Ace Court.

Minutes from 2017 were not read, but were approved by all.

Bill West gave President's report

- Following the association's approval of the final plan for the Phase 2 duplexes, the board considered the developer's request to split off Phase 2 from Fairway Park to create its own separate homeowners' association. The board reviewed the pros and cons and concluded it was in the best interest of the homeowners of both phases, the property manager and the developer to move forward with the split.
- In February 2018, the board engaged with Schumacher & O'Loughlin of Gunnison to assist in making the necessary changes to the Fairway Park declaration and deeds to separate Phase 2 from the association. Because of the number of changes, the board approved the attorney's recommendation to rewrite our association declaration and also bring it up to date with the Colorado Common Interest Ownership Act (CCIOA) statute. The amended declaration requires a 2/3 affirmative vote from all lots owners.
- The new association for Phase 2 will be named "The Greens at Fairway Park". An additional vote by lot owners to deed the Phase 2 common area and Ace Court roadway to the new association will also be taken.

Greg Wiggins gave Manager's Report

- No railing repairs have been requested by the management company so far this year. 35BW, 18 BW, and 44BW requested their railings be looked at and processed by Red Mountain Logs.
- Roofs were reviewed and repaired by Jim Thomas Construction. Extra tiles are now stock-piled at CB Self Storage. Plenty available for future repairs.
- Greg requested that all units be spider sprayed each spring. All owners agreed. Greg will get an annual spring spray list and will have a work order put in for spraying this summer.

- Oil/staining request reviewed: all north walls and trim of all units except 18BW to be stained. All east, south and west wall of 18/22BW to be stained. Greg to get a price and approval from the Board.
- Grounds, watering, and gardens will be maintained as usual.

Written ballots for the two votes detailed above were taken. Both votes passed 22 for and no votes against.

2018 budget was presented and approved.

#### New Business

- None presented

Next annual meeting date set: July 11, 2019.

Meeting was adjourned