

Fairway Park HOA Annual Meeting July 11, 2019

Meeting was called to order by President Bill West.

Roll call was taken and 12 out of 16 were present or by proxy.

2018 minutes were not read but were approved.

Bill West gave President's report:

- Bill noted the 20th anniversary of Fairway Park incorporation as a homeowner association. He welcomed new homeowners Laura and Jim Calvin at 18 Birdie Way and noted that one unit was currently for sale.
- The board of directors sees its work following into three areas:
 - **Governance:** Following last year's amendment of our declaration, the board of directors turned its focus to the remaining items required by the Colorado Common Interest Ownership Act (CCIOA) and management of the community. CCIOA requires 8 policies to be developed covering policy & rules/regulations adoption, dispute management, unpaid assessments and meeting conduct. Bill noted that the 8 proposed policies were drafted using the Skyland association's policies as a template and provided consistency with our master association's policies. After a 30-day comment period, the board will proceed ahead with final adoption.
 - **Fiduciary:** At present, the association has no debt and a sufficient general fund balance and projected income to cover operational expenses for 2019 & 2020. The projected fund balance for the end of 2020 is \$52,000. Beyond the roadway, the association has little capital improvement requirements. Therefore, the association has not established a capital reserve fund.
 - **Management & operations:** The board has engaged PR Property Management to provide these services and we meet periodically with Greg Wiggins to address issues and review the manager's performance. We have been well-served by PR Property Management and see no reason to change our property manager at this time.

Greg Wiggins gave Manager's Report

- Premier Painting stained:
 - 18 and 22 Birdie Way completed all walls & decks
 - north sides of all other units
- Continued deck railing replacement at:
 - 90, 88, 85, 68, & 35 Birdie way done this season
 - owners are responsible for posts and center posts
 - Red Mountain Logs recommends capping the top of posts

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- Roof review was completed by Jim Thomas Construction. Jim is going to retire. Not sure who I can get to replace roof tile in the future.
- Because of staining – all units were not bug sprayed yet. Do you still want to complete the work and spend the \$? Homeowners agreed there was value in doing the spraying.
- There are some aspens that need to be replaced. Owners agreed to have them replaced.
- More rock has fallen off and will get professional rock guys when I can.
- Reminder owners of crawlspaces to open in the spring and close in the fall. Some owners have reworked the crawlspaces and just fans need to be checked.
- Some sections of asphalt need to be repaired and cracks to fill – PR will contact SealCo to get Price.
- PR wants to stain and oil all east side decks, stairs, and posts – fall 2019.

Additional:

Greg was instructed to contact SealCo re price for:

- sealing cracks
- repairing broken asphalt by 22BW
- fog-sealing all road

Per owners' request, Greg will order one and install pet waste bag dispenser.

Greg will contact Dragon Sheet Metal to see if he will build caps for all vertical posts.

Owners requested spider spraying for all units this month (July). PR will email blast when spraying is scheduled.

Questions were taken about Ace Court.

David McKenney was re-elected to another 3 year term to 2022.

Short term rentals were discussed. The Board will proceed with looking into banning short-term rentals.

Greg informed the meeting about pinhole leaks that have occurred in the domestic hot water recirculating lines of some units.

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Motion to carry forward any surplus was presented and passed.

Next year's meeting set for July 16 at 3 p.m.

Meeting was adjourned.