

**Fairway Park at Skyland Homeowners Association
Annual Meeting Minutes July 16, 2020**

1. Meeting was called to order by President Bill West. Meeting was held outside at Grant Lake Pavilion because of COVID-19.
2. Roll call was taken and 14 out of 19 homeowners (including undeveloped lot owners) were present or represented by proxy.
3. Proof of notice of meeting for July 16, 2020 was supplied.
4. 2019 Annual Meeting Minutes were approved.
5. Bill West summarized the president's report that was previously submitted to homeowners. Key activities included:
 - Publication of policies required by CCIOA.
 - Research and drafting of rules on short-term rentals for discussion at 2020 annual meeting.
 - Financial reviews of 2019 actuals and 2020 budget.
 - Review and tentative approval of a replat request for the undeveloped duplex lot.
6. Greg Wiggins gave the manager's report.
 - No staining of any siding will be done summer 2020.
 - No rails are scheduled to be replaced summer 2020. Management will check for rotting railings in Spring 2021.
 - Jim Thomas construction once again did the annual roof inspection and tile replacement. Final billing will be presented to the association board once it is received.
 - Greg presented the problem with Waste Management's new proposed contract. He is looking into possibly contracting with Golden Eagle but communicating with that company has been exceedingly difficult.
 - Greg recommends spraying all exterior units for spiders at least one time each spring.
7. Election of directors – Bill West is not running for another term.
 - Bill West was thanked for his service by those present.
 - Jim Calvin was nominated to serve on the board and his appointment was unanimously approved by those present.
8. Unfinished business
 - Deck post caps were discussed. Homeowners will be emailed the vendor information; they may want to purchase these to protect their posts.

- Restrictions on short term rentals were discussed. The board received broad support for limiting rentals to a period of no less than 90 days. This limitation was opposed by 4 of the 14 homeowners present or represented by proxy.

9. New business

- Financial statements were reviewed, including the 2019 actuals, the ongoing 2020 budget, and the preliminary 2021 budget. Members were apprised that years with a surplus were alternated with years with a deficit, depending largely on the timing of the staining of the homes. Potential future capital spending for creating the 3-stall guest parking area was discussed.
- Fairway Park Association management by PR Property Management was reviewed. It was determined that we will continue to contract with PR Property Management.
- Becky Frey suggested looking into lighting our Fairway Park sign at the entrance to the community.
- Jenn Darnell shared that her tap water quality was evaluated and found to be acceptable.
- The date of the next annual meeting was set for July 15, 2021.

10. Meeting was adjourned.