

**Fairway Park at Skyland Homeowners Association
Annual Meeting Minutes
Grant Lake Pavilion at 4PM**

1. Jim Calvin opened the meeting at approximately 4pm on July 13, 2021.
2. Roll call was taken and 12 out of 19 homeowners were present or represented by proxy.
3. 2020 Annual Meeting Minutes were approved.
4. Jim gave his president's notes.
 - The association is now in compliance with Colorado law and adjusted our dues as of Jan 1, 2021.
 - Guidelines for long-term rentals were completed and posted on the association website.
 - Entrance lighting was discussed again with limited support. The Board will explore options and determine how to resolve the issue.
 - Visitor parking was discussed with the consensus that, at this time, things are working fine. People were asked, though, to respect their neighbors' needs when things got crowded.
 - Dog control was discussed. It is the most common complaint. A separate message was sent to all owners.
5. Greg Wiggins gave the manager's report.
 - New contract from Waste Management. New 96-gallon cans will show up at some point.
 - Three-year rotation on staining and oiling the units. This fall all west sides of all units will be done.
 - Jim Thomas construction did roof inspection on all units except 18/22 BW. Greg will email contractor to come back and do those.
 - Penguin Pest Control showed up unannounced and completed 2/3 of the units. They said they would be back to complete, but PR has not heard back from them.
 - PR is behind on mulching and trimming, but will catch up by the end of July.
 - PR has request with Santos Stone to repair and replace the needed stones.
 - Mulching around trees has been scheduled.
6. Election of directors.
 - Pam Taylor was re-elected to another 3-year term.
7. Jim and Greg went over the financials and presented the draft budget for 2022.

8. New business

- The development of a reserve was discussed. The Board will develop a proposal for comment.
- The Board will review the costs associated with expansion of visitor parking. It is not clear there is a need, but the option will be explored.
- The Board will explore the possibility of expanding our gardening services.

9. Meeting adjourned.

10. The next meeting was tentatively set for the week of July 11-15, 2022.