

**Fairway Park at Skyland Homeowners Association  
Annual Meeting Minutes  
Grant Lake Pavilion at 3PM**

- Jim Calvin opened the meeting at approximately 3pm on July 13, 2022.
- Greg Wiggins passed around roll call and wanted members to update email address (How many present and by Proxy).
- Proof of Meeting was emailed on June 16<sup>th</sup>, 2022
- 2021 Annual Meeting minutes reading was waived and approved as written
- Presidents Report
  - The President went through a quick list of reminder items, including:
    - (1) The Association has a rental policy the does not allow for any rentals shorter that 90 days.
    - (2) Skyland HOA will be sending out a ballot asking homeowners to vote on the revision to the current firepit policy.
    - (3) We all love dogs, but not necessarily the presents they can leave behind. Please be respectful of neighbors as you walk your dog and clean up as appropriate.
    - (4) The new construction will result in contractor parking issues. The contractor has agreed to keep vehicles off the street and respect that guidelines for parking. So far, the builder crews have done a good job of complying with the agreement.
- Managers Report presented by Greg Wiggins
  - Received new contract, can still get 96 gallon cans from Waste Management
  - All building west sides were stained, decks oiled and trim done by Premiere Painting
  - PR did all east side decks and railings
  - Jim Thomas Construction was on all tile roofs
  - No bug spraying was done this year
  - Greg will get a Sealco proposal
  - PR will do all decks and railings fall 2022
  - Wood Peckers are a problem
  - Rodents are a problem and owners need to decide what they want to do
- Election of Officers- David McKenney's term has expired and he volunteered for another 3 year Term. Approved by all Present.
- Unfinished Business
  - The Board also noted that additional garden plantings and new trees at the end of the cul-de-sac would improve the appearance of the community. Concern on the tree locations was expressed, and an agreement has since been implemented.

- It was also agreed that PR Property management would request a revised quote for sealing of cracks on Birdie Way and in impacted driveways.
- New Business
  - The Board presented the 2022 and 2023 budgets for revision and discussion, respectively, and proposed an increase in annual dues of \$960/developed lot and \$240/undeveloped lot to start Jan 1, 2023. After extensive discussion the proposal was voted on and passed.
  - The Board also proposed consideration of the creation of a Financial Reserve. A draft plan was sent out to owners following the meeting. The Board will consider responses and, if endorsed, implement the plan starting in 2023.
  - The Board also noted that with the new building guest parking is going to become an issue. The Board will be exploring the completion of the three guest spots in the master plan that have yet to be installed. The Board also requested an estimate for leveling of the manhole on the cul-de-sac to increase the usefulness/safety of the parking spots in that area.