

## **Fairway Park at Skyland Homeowners Association Annual Meeting Minutes 2023**

- James Calvin opened the meeting at approximately 2pm on July 20, 2023 at Lake Grant Pavilion.
- Roll call and introductions were taken. 14 out of 19 were present or by Proxy.
- Proof of meeting was emailed out on June 22<sup>nd</sup>, 2023.
- 2022 Annual Meeting Minutes were approved as written.
- President Report by Jim Calvin:

The Fairway Park community is busy during the summer, and it is important to recall that we all live in close proximity. Therefore, we ask that everyone do their best to recognize and minimize their potential impact on their neighbors. In particular, please make every effort to take care of and pick up after your dog, which is the number one comment received by the Board. Secondly, please note that as a dark sky community, we value the ability to view the stars. So, please make an effort to turn off unnecessary light when not in use so that they do not impact your neighbors. Finally, Guest Parking became an issue this summer when some guests have not been able to find places to park. Please remember to use your own spots (garage and driveway) whenever possible.

On a different note, our community has grown with the completion of 28 Birdie Way, and we are expecting 25 Birdie Way to break ground this fall. With this growth, we hope to complete the last of the guest parking spots, which will be across from 28 Birdie Way. If possible, it will be timed with the completion of 25 Birdie Way, and thus will not be constructed until 2024.

- Manager Report by Greg Wiggins
  - All deck tops and railings were done Fall of 2023 for a price of \$6352.50
  - Winter of 22/23 was a big year and snow removal was over budget
  - Board to decide on staining and cost of all East side of 16 units
  - PR to oil all west decks and railings
  - Jim Thomas Construction has been sent the usual request to do roof repairs on all buildings
  - PR will be looking over all river rock at FP this summer
  - Dealing with contractor and completion of 28BW and water problem
  - Owners need to decide on rodent control
  - PR will complete mulching and tree trimming
  - SealCo- what do owners want to pay for improvements?
- Election of Officers: Jim Calvin's term has expired and he volunteered for another 3 year Term. Approved by all Present.
- Budget 2023 was discussed and approved.
- Other Business-
  - James and Greg to work with painter on what needs done and at what price.
  - Pam will work on a policy for unpaid dues.
  - Good discussion on putting AC into the units