

MINUTES
FAIRWAY PARK AT SKYLAND ASSOCIATION
ANNUAL MEETING
July 17, 2025 - 3:30pm
Skyland Lodge Meeting Room

1. Call meeting to order
 - a. Annual meeting called to order by James Calvin, President
2. Roll call
 - a. David McKenney took roll and stated that a quorum was present. 16 of the total 19 residences were represented. (Missing were Lots 28, 36 and 76)
3. Proof of notice of meeting
 - a. Sent June 25, 2025
 - b. Reminder sent July 17, 2025
4. Reading and approval of July 16, 2024 minutes
 - a. Minutes were approved as presented
5. Report of officers and committees
 - a. President's Report given by James Calvin- including the projects accomplished since the last meeting.
 - i. Under general updates, it was noted that Davidson Wildlife Services provides a poison free alternative to trapping ground squirrels and mice that are so prevalent in our area. PR was asked to contact Davidson about obtaining an HOA-wide estimate, as well as a per home estimate for further consideration.
 - ii. Jim Jose will be begin building on his home at 25 Birdie Way this Fall. He is also going to build at 32 Birdie Way as a spec house. The hope is that construction will take 14-16 months from groundbreaking.
 - b. Skyland Community Association Report given by David McKenney about the July 7, 2025 Skyland Association meeting that he attended.
 - i. Skyland Community Association held its annual meeting on July 6, 2025 at the Club at Crested Butte.
 - ii. Two new Directors were elected to replace the two term limited positions.
 - iii. Winter and summer trails and paths: Discussion concerning maintenance, usage and costs. Two paths will be repaved. Concern over speed of bike users on paths and trails brought about thoughts of speed limit signs or speed bumps. No action was taken. Use of winter-maintained ski paths on golf course restricted to Skyland residents, and Nordic Pass needed for all others in the area.

- iv. Only two new build starts have been approved in Skyland, while a few more are in line. The community is about 60% built out.
 - v. The Sanitation District will be making upgrades to prepare for additional homes in the area.
 - vi. Lake Grant is down but our domestic water storage is holding, talks that an Emergency Water Rate might be necessary beginning August, but Fairway Park is in pretty good shape. Remember to limit watering to even addresses on even dates, and odd numbered to odd dates, between 5-10am OR 5-10pm.
 - vii. No new winter boat permits will be issued. This will allow open beach space for other to access the water.
- c. Manager's report – Will Mixon gave the report
- i. Gardening and Landscaping
 - 1. We have a new irrigation team, personally very happy with them, Still have some training to do.
 - a. Continual adjustment and repair
 - b. Two new timers
 - c. New back flow preventer for the island
 - d. Lots of zones, please be patient
 - ii. Deck Oiling and Staining
 - 1. Last season we stained the east side of the west units, and we did the west side of all 28 units
 - 2. PR will work with the Board to plan staining for next year
 - iii. Roof Tile Maintenance
 - 1. Mike Camp's crew completed the annual roof tile replacement. Great job. The extra stock of tile is running low. We are trying to source more stock.
 - iv. Deck Railing/Post/Rock Repair
 - 1. If you have any request for deck or stair railings, please send those requests to the office. We are working with Red Mountain Log Works to get this done.

Several questions were asked and discussion ensued on the topics above.

6. Election of Director (Three-Year term)- The President then presented the Board Member David McKenney who is eligible for re-election and has agreed to stand for another term. No other nominations were received so the President called for a vote for Mr. McKenney. He was elected unanimously.
- a. 2026 James Calvin
 - b. 2027 Diane Medley
 - c. 2028 David McKenney

7. Other business

- a. Financial Report- The 2024 budget actuals, the 2025 budget and mid-year assessment and the proposed 2026 budget were presented. Major points included:
 - i. The implementation of a special assessment tracking so that homeowners have a better understanding of their payments in excess of regular dues.
 - ii. The 2025 budget allowed for an expanded SEALCO activity to correct cracks on the road and individual driveways.
 - iii. FP will need to order additional roof tiles to handle future roof repairs but expects to be able to fund the acquisition through the surplus from the 2024 Special Assessment.
 - iv. Staining is an ongoing issue, with the initial bid for the north and south sides greatly exceeding expectations. The Board will consider other bids and alternatives to bring the budget back in line.
 - v. There is no planned dues increase for 2026. Budget was discussed and 2025 was left to the board to fill in the cracks.
 - vi. After discussion, the Budget was passed by the Homeowners
- b. Split A/C Discussion- The Board was asked to reconsider the ban on split A/C units. The Board's position is that the HOA decided against discussing the allowance of split A/Cs last year. So, we felt that we needed to go back to the HOA again to see if they are interested in revisiting the issue. The following summary was presented to the residents:
 - i. Noise travels on golf courses. Split A/Cs may be quiet inside the house but have dB ratings for the external compressor that are high enough to sound like a conversation is going on outside an open window.
 - ii. The dB ratings are decreasing, and if they achieve a reasonable external compressor level of 40 dBs or below, the Board would be willing to establish rules governing their installation.
 - iii. In the meantime, we have talked to general contractors about alternatives. It seems that there are several internal cooling units that do not require an external compressor and are quite effective. These units typically use an external vent, similar to your dryer unit, to exhaust the air extracted during cooling.
 - iv. The Board's position is that these units would not need FPSA approval to be installed. The only requirement would be that the vent would need to be on the side of the house and not the front or back.
 - v. After discussion the following policy was adopted: Once the external compressor levels for the split A/C units achieve a dB rating of 40 or below the Board would revisit the issue. Two homeowners agreed to begin research on the issue.
 - vi. In the meantime, internal portable cooling units, such as the Midea, could be used by homeowners without the approval of the Board, subject only to

the restriction that the external venting be on the side of the house and be respectful of its impact on the adjacent neighbor.

- c. The floor was then opened for new business or other items for discussion.
- d. Date of 2025 annual meeting (Week of July 13-17)

8. Adjournment