

MINUTES

Annual Meeting of the Fairway Townhome Owners Association

May 4, 2023, 6:30 p.m.

Introductions

The 2023 Annual Meeting of The Fairway Townhome Home Owners Association, held at Ten Mile Greens's Clubhouse, was opened by Jean Schultz, President, at 6:30 p.m. with greetings and a thank you to everyone in attendance.

A quorum was established of 38 households represented. Anthony Korrell was introduced as the Fairways point of contact at Riverside Management, Inc. Anthony confirmed that a quorum was present and that Fairways HOA business could be conducted.

Jean Schultz introduced the Board members and ACC Chairperson.

- Jean Schultz, President
- Colleen Koci, Treasurer
- Martha Miles, Secretary (absent)
- Becky Freeland, Director at Large
- Vernie McComb, Director at Large
- Barbara Blutt, ACC Chairperson

The following Board accomplishments were presented:

- **Roofing Committee - Fall 2020** - tasked with choosing a roofing company to replace our 20-year-old roofs. Jean Schultz, Martha Miles, Orville Collins, Roy Schmidt, Barb Blutt, Cathy Reed, Mary Goodby.
- **Tree Committee - 2022** - whose purpose was to research and create a list of trees suitable for The Fairways as to mature height, width, and not messy. Barb Blutt, Sue Peters, Frank Boguslawski, Mike Munkres, Colleen Koci, Cathy Reed.
- **Landscape Committee - 2022-23** - tasked with finding a new landscape company that was more compatible with the needs of The Fairways. Jean Schultz, Becky Freeland, Sue Peters, Cathy Reed, Linda Morris.
- **Lighting Committee - 2023** - whose purpose is to find a solution to the disintegrating brick lighthouses. Jean Schultz, Mike Chrisman, Bill Tate, Becky Freeland
- After Avalon Landscape Company broke their contract, leaving The Fairways drowning in leaves, Jean requested a refund, which Avalon paid to the tune of \$1020.00.
- The streets were re-surfaced in 2022, but that is now peeling off. Jean contacted them, and the company has agreed to redo the job at no cost to the HOA.

- A lawsuit brought against the HOA by a member of the HOA was dismissed, saving the HOA \$992.00.
- Ada County Paramedics has supplied The Fairway residents with an Emergency Contact form to be filled out and placed on each resident's refrigerator with contact information, allergies, DNR orders, a list of medications, etc. These forms are available on the table by the door.
- Updated the *Policy and Administrative Guide and Forms* - Fifth Edition July 2022. Available online at Riverside Management or from Martha Miles.
- The Board has begun the task of identifying overgrown and/or unsightly bushes in the Fairways and will be contacting homeowners to discuss responsibility.
- Did you enjoy reading the most recent newsletter? It was full of information we need plus the inside scoop on some happenings we didn't know were going on.

Jean Schultz acknowledged and thanked our 23 volunteers this past year. She indicated that we wouldn't be much of an organization without our volunteers.

Jean Schultz welcomed the new homeowners and/or renters who moved in to our community during the last year.

Approval of Minutes

The minutes from the 2022 Annual Meeting were approved.

Motion to approve – Linda Morris

2nd – Becky Freeland

All agreed

Financials

- All homeowners should have received the 2023 Board approved budget.

Motion to approve the Financial Report – Sheila Schmidt

2nd – Ron Bruckner

All agreed

Committee Reports

Landscaping

- Flourish Landscaping was awarded the contract. Mowing will occur on Tuesday Mornings. If you have any issues, please contact Frank directly at 208-573-2633. We are hoping that with better communication, any landscaping issues will be resolved.
- Pruning will happen 3 times a year (May, July, October). Tie red ribbons around shrubs/trees that you don't want to be pruned.
- Call 811 before digging. Please call the city of Meridian to check on where the water lines are located. Calling before digging is the owner's responsibility.

Snow Removal

- Sue Peters has facilitated the removal of snow from the driveways and walkway. If more people sign up, the price goes down.

Old Business

- Volunteer List
 - The Volunteer List indicates who to contact if you have questions about things like getting new keys for the gate.
 - We are always looking for volunteers. Please let Jean know if you would like to volunteer.

New Business

- Missing Minutes
 - Minutes from the beginning of the Fairways HOA until 2016 are missing. That is fifteen years' worth. Riverside Management has been contacted and they have no idea where they are. If anyone has information as to where the minutes are, please contact the board. This is a Violation of our By-Laws and Idaho laws. Anthony Korrell provided a thumb drive to Jean Schultz that may contain minutes. It is unknown which minutes are on the thumb drive.
 - According to Idaho law 30-30-1101. CORPORATE RECORDS. (1) A corporation shall keep as permanent records minutes of all meetings of its members and board of directors, a record of all actions taken by the members or directors without a meeting, and a record of all actions taken by committees of the board of directors as authorized in section 30-30-617(4), Idaho Code.

- Bids for New Front Yard Lighting
 - Bids for new yard lights have been researched in two ways: labor only and the HOA buying poles and lights; combination of labor and poles and lights bids and veneers put on existing brick housing.
 - Due to the cost of maintaining the brick housing, new yard lights will be poles.
 - Becky Freeland presented the results of the lighting project. MassCraft is waiting for the contract as they are willing to work within our budget.
 - This will be a two-year project due to the cost.

- The 2nd Amendment Section 4 of Article IX, B. 5. requires that all owners have soil-aid, perm-a-bark, or other gravel/rock ground covering. The HOA needs to replace some ground cover in some of the HOA Maintenance areas. The Board is aware that some residents have missing ground cover in areas of their yards that are their responsibility. So, the suggestion was made that extra ground cover could be ordered by the HOA to include enough for interested residents to replace their ground cover and benefit from a possible lower cost and the hassle of having to order it themselves. Residents would reimburse the HOA for their portion and be responsible for laying the ground cover in their own yards. Forms for requesting this were available at the meeting.

- This year is the year for the Community Yard Sale, which we have every two years. The dates are Friday and Saturday, May 26 – 27 from 8:00 a.m. – 3:00 p.m., with a dinner on Thursday, May 25 at 5:30 p.m. The ARC will pick up yard sale leftovers, except for furniture, after the yard sale on Saturday between 4:00 – 5:30 p.m.

- A Social Calendar of Events has been added to the newsletter to keep residents informed of upcoming events and who to contact. These events include Alive after 55, an ice cream social, and a chili cookoff. Please provide your email address to Cindy Craig or Becky Nath if you would like to receive emails about the social events.

- The July 4th breakfast will be held on Saturday, July 1st at 9:00 a.m. in the Patio. Please bring your favorite dish to the breakfast.

- Change in leadership
 - Due to health reasons, Jean Schulz, Board President, has resigned her position, effective immediately.
 - Barb Blutt, ACC Chairperson and Sue Peters, ACC Member have asked to not be appointed to the ACC.
 - The Board was given a round of applause for all the hard work they do.

- Formal Complaint Regarding Magnetic Hinges
 - Prior to the Annual Meeting, a formal complaint was filed through Riverside Management, Inc. regarding violations and disregard for CC&R and ACC requirements for prior written approval of the decorative attachments to garage doors.
 - Jean Schultz called on Mary Goodby and Cathy Reed, giving them the floor, per their formal complaint.
- Open Discussion – Residents
 - The lawn decoration issue was discussed at length. Many comments were made about the CC&Rs being too restrictive. Residents would like to see a lighter hand approach. Also, please quit nitpicking and giving personal assaults. Talk with your neighbors if you don't like the lawn decorations and work out issues with your neighbors before filing a complaint. Remember that Board members and residents serving on the ACC are volunteers.

Election of New Board Members

- The current board consists of Jean Schultz, President; Martha Miles, Secretary; Colleen Koci, Treasurer, and Becky Freeland, and Vernie McComb Directors-at-Large.
- Those up for re-election are: Colleen Koci, Treasurer and Vernie McComb, Director-at-Large. A vote was taken and the residents agreed that both will stay.
- No nominations came from the floor

Meeting was adjourned at 8:21 p.m.

Minutes submitted by Becky Freeland filling in for Martha Miles, Board Secretary