

**Covenants and Rules Committee Meeting
Fairway Pines Estates Owners Association
Friday, June 2, 2017 @ 2:00 PM (MDT)
255 Bear Cub Drive
Ridgway, CO 81432**

1. Call to Order, Roll Call

The meeting was called to order by Chairman Gay Dicus at 2:00 PM. The members present were Judy Farrington, Tony Litschewski, and Erich Montgomery. Glen Yoder was excused. Jerry Farrington, advisor, participated. Terry Thomas, ARC Chair, attended to assist in the review of the revised ARC standards. Recording secretary, Mary Ann Guilinger, was present.

2. Approval of Minutes from April 20, 2017, Meeting

Judy Farrington made a motion to approve the April 20, 2017, meeting minutes. Erich Montgomery seconded the motion. CRC unanimously approved the motion.

3. Member comments (Limited to 2 minutes per person)

None.

4. Review, discussion, and recommendation to Board of Directors of the proposed changes to ARC Standards, as submitted by ARC Committee

Terry – According to the ARC charter, ARC is to review the ARC Standards every two years. ARC reviewed the standards based on the issues that the committee encountered with owners receiving approval for house construction in 2016.

The CRC discussed the following:

Page 7, The sentence, “The Preliminary and Final Plan Reviews may be conducted at the same meeting.” was eliminated. In 2016, projects that ARC reviewed for the conceptual, preliminary, and final reviews in one meeting were not complete and even when the owner came back, the documents for the reviews were still not complete.

Page 9, Section V, Section 3, Final Plan Review – CRC changed full size drawings to architectural/engineer determined scale from architectural required scale.

Page 17, Section IX, Financial Responsibility, added a paragraph which states:

One extension of time to complete any improvement of a lot may be granted by the ARC (the length of the extension to be the sole discretion of ARC). However, if after the expiration of the extension, the improvement has not been completed, the posting of a bond shall be required – in an amount which shall be reasonably proportional to the ARC’s estimate of the cost of completion. Failure to timely post the requisite bond shall subject the project applicant to the sanctions process set forth in in Section 6, Covenant and Rule Enforcement, of the Association’s Policies and Procedures.

Page 18, Section X, Fines, added a sentence which states:

Owner compliance issues may also subject the Owner to the Correction of Defects process set forth in the Association CCR&Es, Article IV, Section 11.

Page 24, Section XIII, Section 4, Roofs changed a few words and added a sentence which states:

The ARC retains the flexibility to consider other roofing materials and designs as technological innovation (as to appearance, durability, energy efficiency, cost, fire safety, and light reflectivity) makes it reasonable to do so.

This sentence was added for the future possibility of roofing materials with solar panels built into them.

Judy Farrington made a motion for the CRC to approve the ARC standards as revised above. Erich Montgomery seconded the motion. The CRC unanimously approved the motion.

5. New Business

Since Gay Dicus is selling her home in Fairway Pines, Judy Farrington has offered to be the Chair of the Covenants and Rules Committee. This appointment will have to be approved by the Board.

6. Adjournment

Judy Farrington made a motion for adjournment. Gay Dicus seconded the motion. The CRC unanimously passed the motion. The meeting adjourned at 4:15 PM.

Respectfully submitted,

Mary Ann Guilinger
Recording secretary
June 16, 2017