

**Covenants and Rules Committee Meeting
Fairway Pines Estates Owners Association
Tuesday, September 13, 2016 @ 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 Glen Yoder. Erich Montgomery was excused. Jerry Farrington, advisor, was present. Tara Del Rossi, Board liaison, was excused. Recording secretary, Mary Ann Guilinger, was present.

2. Member comments (Limited to 5 minutes per person)

None.

3. Approval of minutes of July 7, 2016, meeting

Judy Farrington made a motion to approve the amended, July 7, 2016, CRC meeting minutes. Glen Yoder seconded the motion. The motion was passed unanimously.

4. Compliance report

Compliance Officer Report – Violations were reviewed. Specific actions will be taken in the form of courtesy or violation letters.

5. New Business

a. Proposed Amendment to Section 6

Jerry Farrington discussed the changes that he made to Section 6. He emphasized that Section 6 specifies that Association members are encouraged to self-govern and resolve problems between themselves in a neighborly fashion by making an informal request that the alleged violation cease. If that does not resolve the covenant issue, then a written report may be submitted to the CRC, Board, or

Compliance Officer which provides specifics on the covenant violation along with the specific covenant section or rule violated.

Tony Litschewski asked if a timeframe should be specified about when the Association member making a written report receives a reply. It was decided that all written reports will be processed by the CRC and referred to the Board if so needed, so the process will make sure that nothing is dropped.

b. Proposed Amendment to Section 14

Jerry Farrington discussed that he has added factors and criteria for unsightly and nuisance complaints based on Article V, Section 15, of the covenants to be used by the CRC and the Board to review complaints for reasonableness and unreasonableness.

The CRC agreed that Jerry Farrington has provided good factors and criteria and have not changes to them.

Judy Farrington made a motion to accept the amended Sections 6 and 14 and submit to the Board for approval. Tony Litschewski seconded the motion. The CRC unanimously approved the motion.

6. Scheduled next meeting

Another meeting for CRC will be scheduled as needed in 2016 and as requested by the Board.

7. Adjourn

The meeting adjourned at 3:15 PM.

Respectfully submitted,

Mary Ann Guilinger
Recording secretary
September 21, 2016