

Board of Directors Workshop Meeting Minutes
Fairway Pines Estates Owners Association
Friday, December 4, 2020, at 1:00 PM
Divide Ranch & Club, Ridgway, CO 81432

(Draft - to be approved at next BOD Meeting)

The meeting was called to order by Mark Hartman at 1:14 PM. Mark Hartman (President), Bill McFarland (Treasurer), Jim Couto (Vice President), Bob Del Rossi (Secretary), and Paul Stashick (Board Member) were present. Also present: Carrie Briggs, Administrative Assistant.

1. Approval of the December 18, 2019 Board of Director Meeting Minutes

A motion was made and seconded to approve the December 18, 2019 Board Meeting Minutes. The motion was passed unanimously.

2. ARC Standards Revisions.

There was lengthy discussion regarding the various changes that were drafted to the Architectural Standards by Jim Couto and Chris Blumke. The ARC Standards have been streamlined to eliminate redundant paragraphs, eliminate unenforceable paragraphs and bring them into compliance with the Ouray County Standards. Suggestions were made by Mark Hartman, Paul Stashick, Bob Del Rossi and Bill McFarland. Jim Couto will incorporate their suggestions. The Board will review them again before providing them to the members for their comments prior to formally adopting them. The Board thanked Jim and Chris for the hard work.

Road Impact Fees for Cluster lots. Mark Hartman discussed the road impact fees for cluster lots. He stated that he felt the road impact fee should be per lot instead of per unit. He stated several reasons for his reasoning. 1. Any damage done to the road is already accounted for in the ARC standards as being the responsibility of the owner/contractor to repair at their cost. 2. The excessive cost to the developer to have a per unit fee could deter a developer to buy in Fairway Pines.

Short Term Rentals. The Board revisited the issue of Short Term Rentals. Currently, those who wish to do short term rentals, must apply with and conform to the Ouray County guidelines. Previously the Board had a 90 day moratorium on new short term rentals, but that has expired. Discussion to continue on this matter.

Housing Definitions. Paul Stashick discussed the need for definitions to be added to the ARC Standards. Since there are now so many various construction methods (Custom, Spec, Pre-fab, Mobile, Modular, etc) Paul felt that to avoid confusion, ARC defines each method.

Thirty Party Review. The Board discussed using a qualified independent inspector for final approval on all building plans. The inspector would be paid using the initial non-refundable fee paid to the ARC. This fee also currently covers, legal, insurance and administrative costs.

3. Repay the Note to Mark Hartman.

Fairway Pines HOA entered into an agreement (Promissory Note) with Mark Hartman in August, 2019 for the amount of \$15,908 plus interest for monies advanced by Mark Hartman for the construction of the entry wall off of County Rd. 1. Per the terms of the Note, upon the sale of the lots owned by the HOA, Mark Hartman shall be paid back those funds advanced, plus 3% interest.

4. HOA real estate sales update.

The HOA has sold all HOA owned lots except for Lot 430 on S. Badger Trail. The lots that were sold so far: Lot V611 (\$45,000 on 11/25/2019), Lot 261 (\$40,000 on 9/30/2020), Lot 328 (\$42,900 on November 25, 2020). The remaining lot 430 is currently listed for \$36,900. Mark Hartman stated that there is currently some interest in lot 430.

5. 2021 Budget and Treasurer's Report.

Bill McFarland gave the treasurers' report. He is continuing to work with Middleton Accounting on the 2020 books and the putting together the budget for 2021. Bill stated that at this time there is \$159,000 in the Operating Account, prior to the payment to Mark Hartman. Jim Couto stated the invoices for the road repairs have not all come in just yet. There was discussion on increasing the HOA members' dues due to the increased costs of road maintenance. No action was taken.

Some additional expenditures that are expected in 2021 are:

- Allowance for the name change of the HOA. Mark explained that this should be minimal since it is a matter of filing a company d/b/a and not a complete name/title change for every lot.
- Website work on the Fairway Pines Website. The Board is currently discussing working with DRG on a possible website together using separate links.
- Possible funds being allocated for Parks & Rec purposes (signage, trails, dog bag trash receptacles).

Dues in Default. Paul Stashick reported that DRG has some members that are in serious default and that DRG is looking at the possibility of foreclosing on those lots. There was discussion about how that might happen and the possibility of other lienholders joining in. Discussion to continue.

6. Update Section 9 Finance Policies and Procedures.

Bill McFarland reported that he is continuing to work on the changes to this section. Bill has asked Middleton Accounting to assist regarding definition of "Major road repairs".

7. Post Office Mail Box Matter.

Jim Couto reported that the Ridgway Post Office is continuing to refuse to issue new keys for new boxes. Mark Hartman has not received a follow-up reply from the USPS supervisor and will once again attempt to get their attention.

Jim explained that "before we committed to the mailbox project we reached out to the Ridgway Post Office and explained what we were planning to do. At no time did they require us to purchase a mailbox for every lot (developed and undeveloped) in Fairway Pines. It was only after the project was complete they changed the requirements. As a result, a large portion of the addresses in FP are not eligible for mail delivery."

8. Newsletter.

Carrie Briggs will begin putting together a Newsletter before the end of the year summarizing some of the things that have happened this year and things to come.

9. Short Term Winter Parking.

DRG golf will allow 3 day overnight parking in our Mail box lot all year long and 7 days during the holidays since many families stay longer. They will require a **NOTE** on the dash with the **member house name and street number** they are associated with and a contact **phone number** in case of an emergency or other issue.

The member house MUST be in good standing with DRC Golf, re payments etc and also the FPHOA and San District.

10. BOD & 2021 Winter Meeting.

Due to Covid-19 Restrictions regarding in-person meetings, the Board acknowledged that they may not meet the required number of meetings in 2020. It is also not yet clear how this will affect the Winter meeting and future 2021 BOD meetings. As the time gets closer, we will keep members informed. The Winter Members Meeting will be scheduled sometime in February, 2021.

11. Adjournment.

Mark Hartman called for the meeting to be adjourned at 5:04 PM.

Respectfully submitted,

Carrie Briggs, Administrative Assistant
Fairway Pines Estates Owners Association