

**Annual Summer Member Meeting Minutes
Fairway Pines Estates Owners Association
Wednesday, July 31, 2019, at 5:00 PM (MDT)
434 Ponderosa Drive, Ridgway, CO 81432**

The meeting was called to order by President Mark Hartman at 5:02 P.M. Paul Stashick (Vice President), Bill McFarland (Treasurer), Jim Couto (Board Member) and Marti Whitmore, Attorney for FPEOA were present. Absent: Bob Del Rossi (Secretary). Also present: Carrie Briggs, Administrative Assistant and several (17 signed in) HOA members.

1. Approval of the February 12, 2019 Annual Winter Member Meeting Minutes

A motion was made by Paul Stashick and seconded by Jim Couto to approve the February 12, 2019 Winter Member Meeting Minutes. The motion passed unanimously.

2. Treasurer Report-Financials for 2nd Qtr (ending June 30, 2019)

Bill McFarland presented the results of the Comparison of Actual to Budget for the second quarter (ending June 30, 2019). The report was handed out to those in attendance and will be posted on the Fairway Pines HOA website.

There was a question regarding the accounting services numbers. Bill explained that there were costs incurred in 2018 by Middleton Accounting that were paid in 2019. Those costs included revising the books from Mountain Mansion Management as well as re-filing past tax returns. The budget for 2019 included those costs.

There were also discussions regarding the snowplowing, weed and repairs line item on the report. Bill explained that due to the heavy snow season in 2019, there was little money left in the operating account to cover weed mitigation. Mark Hartman stated that the Board would be looking at getting additional bids for the next snowplowing season which might include a flat contract vs. the current contract that is billed per occurrence.

There was a question about collection of outstanding dues. Bill stated that Middleton Accounting has been aggressively pursuing delinquent accounts. Bill explained that there was \$3100 in estimated uncollectible dues. When asked about why the Board was not foreclosing on those lots, Paul Stashick explained that the Board does not believe foreclosing on lots is in the best interest of the HOA, but rather intervening to get the lots in the hands of builders who will develop the lots.

3. Bylaws – Clerical Correction

Mark Hartman explained that last summer the Bylaws were changed by a vote of the members to increase the number of Directors from 3 to 5. The change in the language to the Bylaws was never made. Marti Whitmore explained that the change will be made to reflect the vote of the members increasing the number of Directors from 3 to 5.

4. Vote to Approve Hartman/FPEOA Loan Agreement (Entry Wall)

Mark Hartman reported that the new entry wall for Divide Ranch off County Road 1 has been completed. The cost of the wall was \$22,850. Mark agreed to pay for the cost of the wall in advance and be reimbursed for the amount of \$15,900. Divide Golf, the Developer and the HOA agreed to fund the entry

wall and landscaping as follows: The Developer would contribute the amount paid in dues that were improperly collected by the HOA in 2018 (\$15,908); Divide Golf agreed to provide the landscaping, maintenance and utilities and the HOA would re-pay Mark Hartman the \$15,908 at the time that HOA-owned lot(s) sell. Mark Hartman has agreed to pay the difference (\$6,592) between the actual cost of the wall (\$22,500) and the \$15,908 (developer dues) personally. The 5 year promissory note (due in 12/31/2024) states a 3% interest rate. Mark explained that in order for the note to be legal it needs to contain an interest rate. Mark stated that he has no plans to collect the interest and will donate that interest back upon payment of the note.

Bill McFarland made a motion to approve the Promissory Note as outlined above. The motion was seconded by Jim Couto. Mark Hartman abstained from voting. All in favor. None opposed.

5. Dallas Creek/Tri-County Water Pipeline Emergency Plan

Paul Stashick gave a brief summary of the Dallas Creek/Tri-County Water Pipeline Emergency Plan. The Board is in support of the plan and encourages residents to also support it. The Board feels it is in the best interest of all Log Hill residents to have an emergency backup water plan.

6. Homeowners Directory

Mark Hartman explained that several members have expressed interest in circulating a Homeowners' Directory. Marti Whitmore explained that members, who would like to participate in sharing their information with other members, would need to opt in or out by responding to an email that will be sent asking if they would like to participate and what information they would like to share. Carrie Briggs will be drafting the email to be sent out.

7. Roads/Weeds

Jim Couto gave an update on road and weed matters. Jim obtained two bids for road sealing. The first bid was \$28,000 which the budget doesn't allow for. The second bid was not satisfactory in how they bid it and Jim will follow up with them for a more site specific bid.

There was discussion regarding the weeds along the roads and ditches. Jim explained that spraying alone was not an effective solution and acknowledged members concerns that the weeds have gone to seed. The Board will be doing a volunteer day for members who would like to help pull the weeds that cannot be mowed prior to mowing and spraying.

A question was raised about limiting the number of trash trucks on the roads. There was discussion about the possibility of having only one trash contractor. Mark Hartman stated that the Board would look into how that might be accomplished.

8. Committee Matters/Volunteer Nominations

The Board is looking for volunteers for the CRC and possibly the ARC committees. Paul Stashick made a motion which was seconded by Bill McFarland to nominate Carrie Briggs who has volunteered to be on the Welcoming Committee. Any members interested in volunteering for a Committee should contact Carrie Briggs.

9. Election Results

Bill McFarland presented the election results for the 3 open directors' positions. No nominations were received for any of the 3 open positions. The three incumbents (Bill McFarland, Mark Hartman and Jim

Couto) each received 299 votes and shall retain their seats for the next 2 years. The Board will meet to designate which position each new person will hold.

10. Board of Directors Vision

Mark Hartman explained two of the biggest projects for the Board of Directors going forward are working on the ARC standards and going through the Covenants so that all the governing documents are consistent.

They would like to clean up and simplify the ARC standards and come up with a short version of the ARC standards to provide new owners with a user-friendly version to work with. Any new changes would go through the CRC Committee and be voted upon by members.

Currently the CCR's and other organizational documents have sections that conflict with each other. The Board will work with Attorney Marti Whitmore to clean up those conflicts and remove redundant and unenforceable sections.

11. Member Comments

Members' comments were taken throughout the meeting as the topics came up. Additional discussions were had regarding the Board's reasoning for increasing the prices on the HOA owned lots. Some members did not agree with the increase of those prices. Board members explained that the HOA has obligation to property owners values and that selling at low prices only encourages the same problems that the HOA is seeing now in people buying up properties at low prices with the intent to turn them and never paying their HOA dues.

12. New Business

Mark Hartman discussed the idea of changing the name of the Association from Fairway Pines to Divide Ranch and stated that the Board would be sending out an email to members regarding the idea. The discussion would continue at a future Board meeting.

Mark Hartman declared the meeting to be adjourned at 6:39 PM.

Respectfully submitted,

Carrie Briggs,
Administrative Assistant
Fairway Pines Estates Owners Association