

Annual Summer Member Meeting Minutes
Fairway Pines Estates Owners Association
Wednesday, September 1, 2021, at 6:00 PM (MDT)
151 Divide Ranch Circle, Ridgway, CO 81432

The meeting was called to order by President Mark Hartman at 6:06 P.M. Paul Stashick (Vice President), Bill McFarland (Treasurer), Jim Couto (Board Member) and Bob Del Rossi (Secretary) were present. Also present: Carrie Briggs, Administrative Assistant and several (37 signed in) HOA members.

1. Approval of the August 13, 2020 Annual Summer Member Meeting Minutes

A motion was made by Jim Couto and seconded by Bill McFarland to approve the August 13, 2010 Summer Member Meeting Minutes. The motion passed unanimously.

2. Treasurer Report-2020 Year End Financials and 2021 Financials through 2nd Qtr (ending June 30, 2021)

Bill McFarland gave the Treasurer's report. All financials have been posted to the HOA website.

Bill also mentioned the HOA has sold all of their lots and is no longer in real estate business. "Mark Hartman was the primary catalyst for getting the lots sold and special THANKS goes out to Mark for all of his hard work that benefitted the Community."

3. Election Results

Bill McFarland presented the election results for the 3 open directors' positions. Ed Pecis (nominee) received 274 votes; Jim Couto (Incumbent) 290 votes and Mark Hartman (Incumbent) received 252. Each of the new members will serve 2 year terms. Bob Del Rossi has stepped down as Secretary with one year remaining on his term. The Board will be accepting volunteers to apply for his replacement. The Board will meet to designate which position each new person will hold.

The Board and the Members in attendance acknowledged the extraordinary work that Bill McFarland did while Treasurer of the Board and thanked him for his tireless efforts.

4. Divide Ranch & Club Update

Paul Stashick gave an update on golf course matters. Paul informed the Members that over the last two years, the golf course has done extremely well even with the Covid restrictions. Some of that has to do with Telluride Golf going to a private golf club; people getting outdoors because of Covid and the real estate market booming.

The Clubhouse has added new staff and will need to add even more in the next year. They will be starting Burger Night again on the 10th of September.

The Golf Course is working on getting the website and up and going with Golf Now system software with a member portal to make it more accessible to make reservations, etc.

They have put more than \$700,000 into the water lines on the course over the last 8 months. The gen sets are currently providing power for the water system, but Paul anticipates that SMPA will be able to complete their work soon.

Paul reported that John Peters & Associates will be building 28 new townhouses in the near future (They are hoping to break ground in the Spring). They will have to go through the same ARC process as all other homes.

Housing markets are way up (based on the latest Case-Shiller report) and Paul believes they will continue to rise over the next year. The Developer has sold many lots over the last year and has 21 remaining to sell.

Paul explained that effective September 1, 2021 the following rules will be enforced:

- There will be no dogs/pets allowed on the golf course during “in season” hours of operation. In the winter when the course is not in operation, dogs will be allowed on a leash. No dogs/pets will be allowed in the restaurant during operating hours.
- Private golf carts will not be allowed on the course.
- No children under the age of 7 will be allowed to ride in a cart.
- No one under the age of 16 is allowed to drive a golf cart.
- No alcohol will be allowed to be brought in by golfers/members (liquor license requirements). All alcohol will need to be purchased from the club.

5. ARC Update

Chris Blumke (ARC Chair) gave the update for the ARC Committee. Chris informed the Members that currently 16 homes are under construction or approved for construction. Seven have been completed and are awaiting a conformance review. There are seven new proposed homes.

6. Fiber Optic Update

Jim Couto estimated that 75% of the trenching has been completed and believed that in the Fall they could possibly begin hooking up houses.

7. Proposed New ARC Standards

Mark Hartman explained that the Board of Directors have been working on the revising the ARC standards. Jim Couto said that most of the work was condensing the document and removing language that was duplicative, etc. They are hoping to have a draft of the new document on the website in the next 30 days for Members to review and give their input.

8. Proposed DBA Name Change for Fairway Pines POA

Mark Hartman explained that the Board has revisited the issue of changing the name of the Fairway Pines Owners’ Association by using a DBA of Divide Ranch Club Owners’ Association (or something of that nature). By using the DBA, no changes to Owners’ deeds will be necessary. This will be addressed in the months to come.

9. Mail Box Update

Jim Couto informed the Members that the long awaited Mail Box matter has been completed. All the keys have been exchanged. There are 200 boxes with 106 being used. The Board thanked Jim for working so hard on this with the Post Office.

10. Administrative Assistance Position

Bill McFarland informed the Members that Carrie Briggs, Administrative Assistant has decided to step down and that the Board would be looking for a new Administrative Assistant going forward. The job description has been posted on the website.

11. New Business/Members' Questions

A question was raised about the raising of HOA Dues in the near future. Jim Couto explained that the Road Committee will be doing a road study in the near future and based on that study that the percentage of the HOA dues that goes towards the road fund could be increased to help for road repairs/maintenance.

Paul Stashick gave a real estate update for the Ouray County area. The Board is working with a few volunteer Members for their assistance in getting the HOA website brought up to date and improved.

Paul Stashick discussed the possibility of a Metro District being created to assist the Sanitation District. He explained the various projects that could benefit from a Metro District and encouraged Members to attend the next Sanitation District meeting (check mailbox kiosk for next meeting) for more details and conversation.

A Motion to adjourn was made by Bill McFarland and seconded by Mark Hartman. The meeting was adjourned at 7:06 p.m.

Respectfully submitted,

Carrie Briggs,
Administrative Assistant
Fairway Pines Estates Owners Association