

# Fairway Ridge

Homeowners Association



## FAIRWAY RIDGE HOMEOWNERS' ASSOCIATION 2020 ANNUAL MEETING MINUTES

**Date:** 4/7/20

**Location:** Zoom meeting

**Attendees:**

There were 11 households present for this meeting.

1. 7456 – Shari Etheridge (proxy for Patrick Etheridge, HOA Vice President)
2. 7204 – Tom and Lola McDonald
3. 7400 – Rick (HOA President) and Nancy O'Brien
4. 7274 – Amanda Ferm (HOA Secretary)
5. 7441 - Mike (HOA Past President) and Kathy Denson (HOA Treasurer)
6. 7226 - Robert & Donna Lollar
7. 7442 - Carl & Karla Donahue
8. 7262 - Mike and Melissa Slowiaczek
9. 7411 - Mary Farace
10. 7427 - Camille Brandt

**Agenda Items/Topics Discussed:**

*Meeting came to order at 6:32pm.*

- **Review of the 2019 HOA financials and budget for 2020.**
  - 2019 financials shared; reviewed.
  - 2020 budget shared for review.
    - \*The 2020 budget was approved by the HOA board prior to this meeting on 2/26/20.
    - \* 2020 dues were set at \$450 to begin building the HOA's cash reserves which were depleted with the 2018-2019 fence project. 2020 dues were increased per HOA bylaws, without a homeowner vote. The increase in dues was previously voted on per agreement of the former HOA board, but our HOA bylaws state that dues are decided upon by the board (Article 7, Section 2C).
    - \*Both the original and working draft of the updated bylaws are available on the website. Rick will continue to amend the "UPDATED bylaws PDF" currently available on the website and a complete UPDATED version will be available by the next HOA meeting (Oct 2020).

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- **Updated HOA meeting date**
  - Discussed moving annual HOA board meeting to Oct of current year (Oct 2020). Please be sure your email is on file, as the next meet notice will be sent via email.
- **Discussion of officers**
  - Nominations and voting will take place at the annual HOA meeting in October.
- **Bylaws**
  - Rick mentioned he updated the bylaws this past year (2019) and the updates ones are available on the [website](#) under *Documents*.
- **Trees in Median**
  - The majority of this years meeting centered on the noticeably dying trees in the median between Fairway Lane & Lakeview. Rick has met with and discussed the situation with the county and a local arborist (Jim McGannon). The trees are dying b/c of the salt the county uses on the road during the winter months.
  - **Discussed proposed solutions:**
    - **#1** - Allow the county to cut down and remove the dead trees. HOA then to remove the stumps and replace trees, as well as handle long term maintenance. Ideally we would purchase mature trees. A proposed solution includes planting a smaller number of trees (4-6) and ensure they won't die before investing more money in a lot of trees.
    - **#2** - **The HOA will investigate salvaging the existing trees to see if we can save them before resorting to removing them. We will discuss the state of the trees; vote on a solution at the annual HOA meeting in Oct of 2020.**
  - Discussed costs and implications of proposed solutions:
    - **#1** - There is no timeline as to when the trees would be cut down. We just need to let the county know when we're ready for the trees to be removed. Rick will communicate with the county when trees are ready to be removed. We will wait until summer to determine if/which trees needs to be replaced. Rick will also remove wires from 2 of the trees. The HOA would incur the cost of stump removal, as well as tree replacement. The county will *not* regrade the median.
  - **NEXT STEPS:**
    - An HOA "tree committee" (Rick O'Brien, Pat Etheridge & Amanda Ferm) will identify stump removal costs, tree replacements; their costs, planting costs, as well as ongoing maintenance fees and logistics (i.e., watering, fertilizing, etc.).
    - In the meantime, the HOA will pursue proposed solution #2 while investigating the costs associated with proposed solution #1.
    - All costs associated with proposed solution #1 (stump removal, purchase, planting and maintenance costs) will be presented in Oct 2020 at the next HOA meeting.
    - Also discussed putting boulders in the median. Rick is going to look at placing boulders to ensure the county approves.
- **Fairway Lane Pavement**
  - It was noted that the county will repave Fairway Lane this summer. This will fix all of the bumps you feel when driving down the street.
- **Homeowner Questions**

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- Nancy O'Brien asked if she could plant wildflowers. All in agreement.
- **Homeowner contact information**  
A reminder that all communication from the HOA will be done electronically effective immediately. Please send your preferred email to [info@thefairwayridgehoa.com](mailto:info@thefairwayridgehoa.com) as soon as possible.

*Meeting adjourned at 7:09pm.*

Minutes by Amanda Ferm, Secretary, Fairway Ridge HOA