

Fairway Ridge

Homeowners Association



FAIRWAY RIDGE HOMEOWNERS' ASSOCIATION ANNUAL MEETING MINUTES

Date: 4/9/24

Location: Pradera Country Club

Attendees:

There were 11 households present for this meeting.

1. 7226 - Robert & Donna Lollar
2. 7274 - Amanda Ferm (HOA Secretary)
3. 7372 - Dean Goedecker
4. 7400 – Rick O'Brien (HOA Past President)
5. 7441 - Mike (HOA President) and Kathy Denson (HOA Treasurer)
6. 7428 - Mike & Kristina Ziehler
7. 7456 - Pat Etheridge (HOA Vice President)
8. 7411 - Mary Farace

Agenda Items/Topics Discussed:

Meeting came to order at 7:02pm.

- **Review of the 2023 HOA financials and budget for 2024.**
 - 2023 financials shared; reviewed; approved.
 - 2024 budget shared for review.
 - The 2024 budget is final, and will be posted to the HOA website.
 - 2024 dues were set at \$500.
 - Will keep landscaping budget at \$1200 to accommodate at least 2x mowing of median; possible maintenance of cart path area between Pinery CC #17 and #18 holes.
 - Discussed dues expectations for 2025 increasing by \$50 per home with increasing expenses (primarily trash)
 - Liability insurance renews in July; we won't know amount until then.
- **Discussion of Fence Posts/Mailboxes**
 - Discussed redoing the mailbox post as many need repair. (\$200-\$400 a post x 14 posts). This would be a special assessment of approx. \$500 per home in 2024 or pending price could come out of HOA reserves.

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- HOA to make it a project to replace all of the mailbox posts, including the house numbers. We will offer adding a mailbox as an option, but it will be the homeowners responsibility.
- HOA will send a survey with options for style of post and mailbox.
- Estimated ~\$7k - Pat will get multiple bids with project to be completed by Oct 2024.
- Discussed redoing the light posts per architectural standards (many are in disrepair). Potentially a special assessment and we could run into issues with uniformity/style. Amanda reached out to an electrician as a starting point. (Homeowner Mike Slowiaczek). He is working on a bid for us.
 - Mary redid her light posts with Parker Electric. Light came from Urban light.
 - HOA mandates that everyone needs to have a functioning light post, but they are the homeowners responsibility. We can identify the appropriate height.
- **Discussion of the HOA Board Officers**
 - There is one new board member position available—VP (beginning Oct 2024; continuing for 2024-2026 term.) Mike Ziehler was voted in for this Incoming VP position.
 - Pat will become President; Mike will be past President
- **Reminder of website**
 - Discusses and reminded everyone that this is where all documents and news are located. The HOA email is also listed there if you want to reach out to all of us at once.
- **Discussion Regarding Trees in Median**
 - Rick shared an update on the trees in the media. Several are dead.
 - Discussed putting in large white river rock as a replacement to the trees.
 - Contact Quality Landscape for pricing; connect with Mike Ziehler on skid loader to place if QL can't do it.
- **Additional Homeowner Questions**
 - Pat brought up the traffic and increased speeds. Discussed installation of a “your speed is” sign w/ the flashing lights. Pat to investigate.

Meeting adjourned at 7:54pm.

Minutes by Amanda Ferm, Secretary, Fairway Ridge HOA.