

Fairway Ridge

Homeowners Association



FAIRWAY RIDGE HOMEOWNERS' ASSOCIATION 2019 ANNUAL MEETING MINUTES

Date: 4/17/19

Location: The Pinery Country Club

Attendees:

There were 7 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. 7316 – Tom and Caryl Grzesik
5. 7274 – Amanda Ferm (HOA Secretary)
6. 7288 - Yuriy Verkhovoy
7. 7441 - Mike (HOA Past President) and Kathy Denson (HOA Treasurer)

Agenda Items/Topics Discussed:

Meeting came to order at 6:30pm.

- **Review of the minutes from the 2018 meeting.**
 - *Motion to approve the minutes by Rick O'Brien and seconded by Lola McDonald. Motion Passed.
- **Review of the HOA financials and budget for 2019.**
 - Bank statements shared for review.
 - 2019 budget shared for review.
 - *The 2019 budget was approved by the HOA board prior to this meeting.
 - 2019 dues are \$400 and we discussed raising the dues to \$450 in 2020 to begin building the HOA's cash reserves. This will become a topic of discussion and will be voted on at the next annual meeting.
- **Discussion of the perimeter fence.**
 - Ongoing maintenance of fencing is homeowner's responsibility.
 - It was decided however that two households have issues with their fences that are a result of material defects and should be the HOA's responsibility to fix. The HOA board will contact the company who originally did the fence for resolution. If this company is unable to resolve, the HOA will contact another company to resolve.
- **Summer maintenance of the common area.**
 - Reviewed decision of mowing behind the fences for the homes on the golf course. The mowing and maintenance of this area is the responsibility of the homeowner and not the HOA.

Fairway Ridge

Homeowners Association



- The area between homes 7344 and 7330 (where the golf cart path is) is the HOA's responsibility to maintain. Mike Denson will contact the Pinery to see if they will clean up this area/trim trees. If they do not take care of this, the HOA will get it cleaned up this summer.
- Discussed mowing three times in 2019. Timing will be as needed.
- **Discussion of updating Bylaws.**
 - Rick updated both the Bylaws and Covenants. These will be posted to the HOA website (thefairwayridgehoa.com) and homeowners are asked to review and send any proposed changes and/or notice of rejection by May 31, 2019 to info@thefairwayridgehoa.com. If none are received, the HOA board will adopt Rick's proposed changes to both documents and both revised documents will be posted to the HOA website (thefairwayridgehoa.com) by June 30, 2019. If changes are requested, the HOA board will review and re-post to thefairwayridgehoa.com with revised deadlines.
- **Waste Management Discussion (trash cans)**
 - Each household may have up to 3 cans each week at no additional charge. If you would like a free can(s), contact Waste Management at 303-797-1600. Mention your address on Fairway Lane so they are able to locate our account & not bill homeowner.
- **Homeowner contact information**
 - Amanda Ferm will distribute a physical list/roster of each homeowner with contact information we have on hand (First Name, Last Name, Email and Phone). Changes/updates can be sent to info@thefairwayridgehoa.com. We will utilize email for communication as much as possible moving forward.
- **Discussion of Annual Party**
 - We discussed a get-together for the street to be held this summer. Possibly a Summer Solstice party on/near June 21. Caryl will contact Allison and coordinate with the HOA for planning. Additional details to follow and will be distributed via physical flyer and/or email.

Meeting adjourned at 7:07pm.

Minutes by Amanda Ferm, Secretary, Fairway Ridge HOA