

Fairway Ridge

Homeowners Association



April 10, 2018 Meeting at the Pinery Country Club

Meeting came to order by Pat Etheridge and seconded by Robert Lollar at 7pm.

- There were 11 household present for this meeting. Introductions were made for all in attendance.
 - 7456 – Pat and Shari Etheridge
 - 7442 – Carl and Karla Donahue
 - 7204 – Tom and Lola McDonald
 - 7400 – Rick and Nancy O’Brien
 - 7316 – Tom and Caryl Grzesik
 - 7302 – Mark and Karla Abell
 - 7274 – Kevin and Amanda Ferm
 - 7250 – John and Yvonne Newell
 - 7262 – Michael and Melissa Slowiaczek
 - 7226 – Robert and Donna Lollar
 - 7441 – Mike and Kathy Denson

- Review of the minutes from the last meeting. There was a typo on the minutes in regard to the dues. It should have read “dues raised to \$600” instead of “by \$600.00” per year.

***Motion to approve the minutes by Pat Etheridge and Robert Lollar. Motion Passed.**

- Review of the HOA financials and budget for 2017. The financials were approved and motion to accept was by Tom McDonald and seconded by Robert Lollar. Motion Passed.

- Discussion of the Board Officers. Shari Etheridge motioned and Robert Lollar seconded the following slate of Officers for 2018: President – Rick O’Brien; VP – Pat Etheridge; Secretary – Amanda Ferm; and Treasurer – Kathy Denson. Motion passed.

- Discussion of the perimeter fence.
 - All the homeowners were very happy with the results of the company and the 1st phase of the perimeter fence.
 - It was decided that we should move forward and finish the rest of the fence in 2018 and not continue with the 2nd and 3rd phases as we initially talked about.
 - It was decided that we would do a one-time assessment to all the homeowners to cover the cost of the balance left on the perimeter fence.
 - We would be getting a final cost for this work, but it was agreed that the assessment would be a NTE of \$1300, which would also cover the 2018 normal dues.

- It was agreed that we could do the assessment in 3 installment payments. These dates of the installment payments would be decided by the board.
- It was discussed that if someone would like additional work done, i.e. a gate, this would be at the homeowners expense and would be worked out directly with the fence company. The HOA will only be covering the cost of the perimeter fence.
- It was discussed that we would get 3 new bids for the balance of the work.

***Motion to move forward with the assessment and final work on the perimeter fence by Tom McDonald and seconded by Robert Lollar. Motion Passed.**

- Amend motion of (3) bid to perimeter fence.
 - It was agreed that we would not wait to get 3 new bids, but just move forward with same company that did the initial perimeter fence work.
 - Pat Etheridge volunteered to get the bid this week from the fence company to complete the work.

***Motion to move forward was motioned by Sheri Etheridge and seconded by Pat Etheridge. Motion Passed.**

- Summer Maintenance of the Common Area.
 - It was discussed whether to have the HOA pay for the mowing behind the fences of the homes on the golf course.
 - It was decided that this should be the responsibility of the homeowner and not the HOA.

***Motion was unanimous to leave it to each homeowner to handle their own mowing. Motion Passed.**

- Budget for 2018
 - Agreed that we want to keep our bank balance at \$8,400.
 - We would do a NTE of the dues/assessment of \$1300 to cover the original HOA monthly fees and the perimeter fence.
 - Once we get in the final cost of the fence, the office will convene and adopt the 2018 budget within the next week.

***Motion by Robert Lollar and 2nd by Sheri Etheridge. Motion Passed.**

Meeting adjourned at 8:08pm by Nancy O'Brien and seconded by Tom McDonald.

Minutes by Donna Lollar, Secretary, Fairway Ridge HOA