

# Fairway Ridge

Homeowners Association



## FAIRWAY RIDGE HOMEOWNERS' ASSOCIATION ANNUAL MEETING MINUTES

**Date:** 5/17/23

**Location:** The Pinery Country Club

### **Attendees:**

There were 11 households present for this meeting.

1. 7204 - Tom & Lola McDonald
2. 7274 - Amanda Ferm (HOA Secretary)
3. 7288 - Yuriy Verkhovoy
4. 7372 - Dean Goedecker
5. 7386 - John & Laura Hathaway
6. 7400 – Rick O'Brien (HOA Past President)
7. 7441 - Mike (HOA Vice President) and Kathy Denson (HOA Treasurer)
8. 7428 - Mike & Kristina Ziehler
9. 7411 - Mary Farace
10. 7442 - Carl and Karla Donahue
11. 7456 - Pat Etheridge (HOA President)

### **Agenda Items/Topics Discussed:**

*Meeting came to order at 7:02pm.*

- **Review of the 2022 HOA financials and budget for 2023.**
  - 2022 financials shared; reviewed; approved.
  - 2023 budget shared for review.
    - \*The 2023 budget is final, and available on the HOA website.
    - \* 2023 dues were set at \$500. Will keep landscaping budget at \$1200 to accommodate 3x mowing of median. The greatest annual expense is the trash service, which currently is expected to be \$8900/annually. We are anticipating an increase of 5% for trash services in 2023 due to fuel surcharges. Voted on by the board not to change to a cheaper trash provider due to concerns over poor service.
    - \* Per the financial report from Treasurer, Kathy Denson, the HOA continues to build a small reserve for any major expenses that may occur. We will allocate \$50 per home of the annual dues fee to capital reserves/emergency fund. (\$1,300 to 2023 budget expenses) and move this \$1,300 to the HOA savings. For many years we had \$15-20k in reserves, but they were depleted with the

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fence replacement project a few years ago.

- **Discussion of the HOA Board Officers**

- There is one new board member position available—VP (beginning Oct 2023; continuing for 2024-2026 term.) There was no immediate interest expressed at the meeting, but Amanda will send out a reminder about the positions over the summer.

- **Discussion Regarding Trees in Median**

- Rick shared an update on the trees in the media. The county owns this median and is responsible for replacing trees—they paid and planted for the ones that are there. The trees they did replace are not doing well, but a water source is cost prohibitive for the HOA to maintain. Rick currently waters and provides mulch to the new trees that are there.
- Suggested getting a landscaper out to give us advice/nutrients. It would tap into our reserves to do this, so we will assess for next year.
- Rick is going to continue to pester the county about removing and replacing the dead trees.
- Discussed putting in a rock wall and/or additional rocks instead of trees. Last year we talked with the county to restructure the layout of that median, but the county would not change it.
- Amanda will call Quality Landscape to see if they would deliver some boulders as a possible alternative to trees.

- **Additional Homeowner Questions**

- Dean brought up the traffic and increased speeds. Suggested that the HOA email the Douglas County Police to report it and see if they will do anything about it.

- **10ft easement behind homes facing hole #18**

- Pat is researching who owns/maintains the 10ft behind the house. He is investigating what bylaws the maintenance of this area is in. The HOA to investigate with the Pinery/ACC to see if it's in their bylaws.
- Discussed that the passageway to get from hole #17 to #18 is not club or HOA property. The HOA will investigate who owns and maintains it. It was suggested that if the club will not maintain it, that the HOA should. The HOA will talk to Steve; if the club will not maintain then the company that maintains our median—we will ask them to clean it up once a year. This will increase the Landscape Maintenance budget.
- The question was asked where our property line is. Dean G. suggested that we own up until the white out-of-bound markers on the golf course, but it is an easement and we cannot build on it so the county has access to all utilities.

*Meeting adjourned at 8:01pm.*

Minutes by Amanda Ferm, Secretary, Fairway Ridge HOA.