

# Fairway Ridge

Homeowners Association



## FAIRWAY RIDGE HOMEOWNERS' ASSOCIATION 2022 ANNUAL MEETING MINUTES

**Date:** 4/26/22

**Location:** The Pinery Country Club

**Attendees:**

There were 7 households present for this meeting.

1. 7204 Tom & Lola McDonald
2. 7372 Dean Goedecker
3. 7400 – Rick O'Brien (HOA Past President)
4. 7441 - Mike (HOA Vice President) and Kathy Denson (HOA Treasurer)
5. 7420 Mike Ziehler
6. 7262 - Mike Slowiaczek
7. 7226 – Robert Lollar

**Agenda Items/Topics Discussed:**

*Meeting came to order at 6:00pm.*

- **Review of the 2021 HOA financials and budget for 2022.**
  - 2021 financials shared; reviewed; approved.
  - 2022 budget shared for review.
    - \*The 2022 budget is final, and available on the HOA website.
    - \* 2022 dues were set at \$500 to accommodate an expected increase in trash/recycle charges. Our Waste Management contract is up in September, and the hope is that the Fairway Ridge HOA can continue using Waste Management.
    - \* Per the financial report from Treasurer, Kathy Denson, the HOA continues to build a small reserve for any major expenses that may occur. Currently, there are no planned changes. The last major expense was rebuilding the fence around the perimeter of the Fairway Ridge homes. The greatest annual expense is the trash service, which currently is expected to be \$8400/annually.
- **Discussion of the HOA Board Officers**
  - There was discussion of officer positions and that new ones will be needed in 2023.
- **Discussion Regarding Trees in Median**

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- Rick shared an update on the trees in the media. He is working on getting additional trees, but as of the meeting date, had not heard back on the email he sent. The four trees are hanging in that were planted last February.
  
- **Homeowner Questions**
  - There was discussion, especially for new homeowners, about the Fairway Ridge HOA versus the Pinery HOA and what is required from the ACC for home renovations, paint, major home projects. Our website: <http://www.thefairwayridgehoa.com/> has all of the HOA documents, recycle calendar, and info about the HOA.
  - Mike Ziehler had many questions regarding the responsibilities of a new homeowner. Fairway Ridge homeowners technically own 10ft of ground behind the perimeter fence. It is the responsibility of each homeowner to mow and keep that ground in shape. The median between Fairway Lane and Lakeview and the retention pond ground will be maintained by the contracted mowing service (see budget for planned expenses).
  - There was a question about a potential buyer who wanted to put up a 10' x 20' shed in the backyard of the property for sale. The general opinion is this is not allowed and is noted in the bylaws. The opinion of all present was that it would be unsightly and also interfere with the views for neighbors and for those on the golf course itself. Said info to be relayed to realtor.
  - Last discussion was about the annoyance of individuals walking their dogs along the fence line and how to deter that activity. Robert volunteered to check on getting some signs made stating that this is private property for use by PCC members and Fairway Ridge owners only. It seems to mostly impact the homes to the west of the cart path, and the homeowners present along that side agreed to share in the expense for the signs.
  
- **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 6:31pm.*

Minutes by Amanda Ferm, Secretary, Fairway Ridge HOA (with assistance from Lola McDonald).