

Fairway Ridge

Homeowners Association



FAIRWAY RIDGE HOMEOWNERS' ASSOCIATION 2021 ANNUAL MEETING MINUTES

Date: 4/1/21

Location: Zoom meeting

Attendees:

There were 6 households present for this meeting.

1. 7456 – Patrick Etheridge (HOA Vice President)
2. 7400 – Rick (HOA President) and Nancy O'Brien
3. 7274 – Amanda Ferm (HOA Secretary)
4. 7441 - Mike (HOA Past President) and Kathy Denson (HOA Treasurer)
5. 7442 - Carl & Karla Donahue
6. 7262 - Mike and Melissa Slowiaczek

Agenda Items/Topics Discussed:

Meeting came to order at 6:00pm.

- **Review of the 2020 HOA financials and budget for 2021.**
 - 2020 financials shared; reviewed; approved.
 - 2021 budget shared for review.
 - *The 2021 budget is not yet final, as we are waiting on information about the trees in the median. Once we receive the necessary information, the HOA board will meet to finalize the budget and it will be posted online. An email will also be sent out.
 - * 2021 dues were set at \$450 to begin building the HOA's cash reserves which were depleted with the 2018-2019 fence project. 2021 dues are the same as 2020—no increase.
- **Discussion of the HOA Board Officers**

The following officers were elected for 2021:

 - Pat Etheridge—President
 - Mike Denson—Vice President
 - Kathy Denson—Treasurer
 - Amanda Ferm—Secretary
 - Rick O'Brien will move to the Past President position
- **Update on Waste Management**

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- The HOA has received multiple inquiries as to whether our HOA will be switching to the trash service that the rest of the Pinery switched to in March 2021. Noted in this meeting that we **will not** be switching away from Waste Management as we have a separate contract with WM for the Fairway Ridge HOA.
- **Discussion about Bylaws**
 - The HOA Bylaws were posted on the website for all homeowners to review. We discussed the changes that we proposed making in this meeting. Those changes included: Replacing the Directors section with HOA Board of Officers and communication methods from the HOA (i.e., by email, mail or hand-delivered).
 - Amanda motioned to approve the updated bylaws that are currently on the website. All remaining on the call second the motion. Motion approved.
 - The updated bylaws are now adopted, and the previous bylaws will be removed on the [website](#) under *Documents*.
- **Discussion Regarding Trees in Median**
 - In 2020 the noticeably dying trees in the median between Fairway Lane & Lakeview was brought up. Over the course of the last year the HOA (primarily Rick) has been meeting with and discussing the situation with the county and a local arborist (Jim McGannon). The trees are dying b/c of the salt the county uses on the road during the winter months. While there is nothing the county will do in regard to the salt or re-grading the median to re-route drainage, they did remove several dead trees in 2020 (note, they will not removing any tree that has even a little bit of green left).

At this point, Douglas county will supply and plant our HOA with six, 3 ½ inch trees. Rick will work with Jim McGannon and the county to pick out and plant the trees so that we get the hardiest trees, and they are planted in locations giving the best chance of survival.

- NEXT STEPS:
 - Rick is working with Jim McGannon to get tree replacements. We are hoping to get the trees picked out next week (week of April 4, 2021); planted shortly thereafter (before May).
 - We need to identify ongoing maintenance fees and logistics (i.e., watering, fertilizing, etc.) as this responsibility will fall to the HOA. The first season or two are the most critical, so Rick will check with the garden center; Jim McGannon on advice for watering and maintenance guidance.
 - The HOA has already investigated a watering service, but this solution is cost prohibitive.
 - Pending advice from Jim McGannon/the garden center, the HOA discussed purchasing a long hose; possibly running water from homeowner(s). We would need volunteers to do the work; HOA to compensate for the extra water used.
 - Volunteered at HOA meeting if necessary: Slowiaczeks, Ferms, O'Briens
 - Further information to be provided by the HOA on the topic of the trees in the median.
- **Homeowner Questions**
 - none
- **Homeowner contact information**

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A reminder that all communication from the HOA will be done electronically effective immediately. Please send your preferred email to info@thefairwayridgehoa.com as soon as possible.

Meeting adjourned at 6:31pm.

Minutes by Amanda Ferm, Secretary, Fairway Ridge HOA