



## **FAIRWAY RIDGE HOMEOWNERS' ASSOCIATION ANNUAL MEETING MINUTES**

**Date:** 2/10/25

**Location:** Redstone Bank, 6736 Pinery Peak Point, Parker CO 80134

**Attendees:**

There were 10 households present for this meeting.

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

**Agenda Items/Topics Discussed:**

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

- **Reviewed 2024 Annual HOA minutes; approved**
- **Review of the 2024 HOA financials and budget for 2025**
  - Moved our bank account (from Chase) to Redstone Bank in October 2024.
  - 2024 financials shared; reviewed; approved. Amanda will post to website after the meeting.
  - 2025 budget shared for review.
    - The 2025 budget is final, and will be posted to the HOA website.
    - 2025 dues were set at \$530.
    - \$369 of annual dues is for trash services. 6% increase over last year.
    - Budget goes is to keep one year of operating expenses in the checking account.
    - Will reduce landscaping budget to \$1000 to accommodate 2x mowing of median. Will tap into reserves if additional mowing is needed.

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- We will allocate 10% of dues (\$1378) per home of the annual dues fee to capital reserves/emergency fund in 2025. Reserve balance year-end 2024 = \$7,101
- Current cash = \$11k cash
- **Flock Safety Discussion**
  - Mike Denson gave overview of the system that monitors traffic in/out of the neighborhood. Board declined the Flock system due to added cost to the original proposal in October.
  - Discussed meeting with the larger Pinery HOA to distribute the cost either with Flock or a different service provider.
  - Mike Denson to send other vendor quotes to Pat to bring to the Pinery HOA.
- **Discussion of Fence Posts/Mailboxes**
  - Discussed redoing the mailbox post as many need repair.
    - Originally estimated ~\$7k - Pat received multiple bids prior to Feb 2025 meeting. Estimates closer to \$5k in 2025 which results in approx. \$200 per home.
    - Discussed this coming out of HOA reserves. Cost breakdown:
      - Posts: \$200-\$250 a post x 14 posts
      - Labor: \$25-\$30
      - \$100 for landfill (removal of existing material)
      - Metal sleeve option to protect new posts
    - Amanda to send an email out to homeowners asking about the state of each mailbox for the board to then decide how to fund the project (special assessment or HOA reserves). Mike Ziehler will also walk around and look at the state of the mailboxes to provide input.
- **Discussion of Light Posts**
  - Discussed redoing the light posts per architectural standards (many are in disrepair).
  - The decision was made that this would *not* be an HOA assessment, but the homeowner's responsibility. HOA covenants mandate that everyone needs to have a functioning light post at a specified height.
  - Amanda will send an email to all homeowners with additional details.
- **Discussion of the HOA Board Officers**
  - No positions are available as new officers were voted in during the 2024 annual meeting for 2-year terms.
- **Discussion Regarding Trees in Median**

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- Discussed putting in large white river rock as a replacement for the trees that are still not thriving and/or large bushes.
- Rick will plant a couple of offshoots to test hardiness in the spring.
- Suggestions:
  - Rick's plant
  - Russian Sage
- **Homeowner Questions**
  - Mike proposed looking at the perimeter fence to identify any maintenance issues.

*Meeting adjourned at 8:01pm.*

Minutes by Amanda Ferm, Secretary, Fairway Ridge HOA.