

The View at Fairways
Board of Directors meeting
Open Session Minutes
The Plains Golf Course Club House
November 19, 2024

Call to Order: Jennifer Allen, President, called the meeting to order at 6:10pm. Minutes were approved for the previous Board meeting on April 25, 2024.

- Board Members in Attendance: Jennifer Allen-President, Mark Sanger- Vice President, Kory Kolterman-Treasurer, Ethan Smith-Architectural Committee Chair, Patti Dean- Website Administrator, Kenlyn Mackey-Secretary, Doug Helsing, Jacquie Holloway (not present).

Open discussion regarding trailers:

- Discussed that *utility* trailers are not specifically identified in our Covenants, Conditions and Restrictions (CCR). Do we want to add the word “utility trailer” to the CCR? Noted that it does take 75% of all homeowners to agree in order to make a change to our CCRs. Desire to make sure our HOA is consistent and rules are clear. However, it is difficult to address every scenario in the CCRs and that is why the CCRs are sometimes left vague; room for interpretation and intent. General agreement that we are not to store anything visible on our property that is not our vehicle(s).

Jennifer Allen:

- Quarterly newsletter will be moving forward at beginning of 2025 with the help of Patti Dean and Sadie Dustin. Not certain about distribution as appears some homeowners do not receive emails. Do we want to mail to every homeowner? Attach to central mailbox?

Kory Kolterman:

- Kory shared that the HOA currently has about \$16,000 in our checking and \$5,000 in savings.

Sunshine Committee:

- Members: Whitney Kolterman, Sadie Dustin, Janelle Ritchie and Keri Smith
General question re purpose of this committee? - welcome new neighbors and deliver plant and/or flower and card. Also, bereavement card and plant. Especially busy this past year with many new neighbors moving in.
Committee also used to have a holiday party and a summer BBQ. Covid stopped a lot of this; might want to revisit these types of gatherings.

Ethan Smith:

- Ethan stated the architectural committee has received and approved a couple requests for roofs, exterior painting and one request for a shed. One member requested a Certificate of Compliance that would be filed with HOA so that if home is sold in the future the HOA cannot revoke the shed. Ethan was able to offer this certificate.
- Fencing at the corner of Melville and West Terrace will be replaced first week of December 2024. This property and the adjoining property will be putting in gray vinyl fencing. Discussed painting the rest of the existing wooden fencing along east side of West Terrace (three separate properties) a matching gray color. Who will pay for this? Discussed that we want all fencing to maintain continuity and aesthetic of our neighborhood, especially at entrances.
- Ethan has discussed with property owners along Melville what type of fencing they are considering. There will be much more foot traffic through this area with the new park being built. Do we want a standard for street facing fences? Stressed that we need to maintain open dialogue with everyone and construction must be pre-approved before work begins.
- Ethan stated that the landscaping easement along east side of West Terrace will extend almost all the way down to Floyd this spring. There will be further discussion about what we will be putting in this easement.
- A recommendation was made to have the Sunshine Committee give a copy of the CCRs to all new neighbors (along with a plant and card). CCRs are supposed to be given upon sale of home but doesn't always happen or gets lost in the shuffle of all the house sale paperwork.
- Below are the projects that have been approved for 2024.
 - 1) 9506 W Kite Dr (Perry and Sadie Dustin) – tree trimming and removal – approved and completed
 - 2) 9701 W Masters Ln (Brandon Evans and Shannon Gilbert) – plants and painting fence – approved and painting completed
 - 3) 8110 S West Terrace (Jason Yori) – additional landscaping – approved and completed
 - 4) 8402 S Couples Ln. (Darrel and Kary Quarrels) – new roof – approved (post construction)
 - 5) 8302 S West Terrace Dr (Curtis and Cheryl Evnenko) – new roof – approved (post construction)
 - 6) 8126 S West Terrace Dr (Conrad and Janelle Ritchie) – new deck – approved and completed

- 7) 9506 W Kite Dr (Perry and Sadie Dustin) – driveway extension and patio – approved and partially completed
- 8) 9712 W Masters Ln (Trevor and Jennifer Allen) – rock landscaping – approved and completed
- 9) 9718 W Champions Ln (Honorato Leal) – shed – approved and completed w/ Certificate of Compliance
- 10) 9517 W Kite Dr (Brian Belsby) – house paint – approved and pending
- 11) 8434 S Couples Ln. (Joshua and Michelle Sutton) – new fence – approved and pending
- 12) 8420 S Couples Ln. (Carson and Rachelle Jones) – new fence – approved and pending
- 13) 8109 S. West Terrace Dr (Barbara Kruger) – new roof – approved (post construction)

- In addition to these approvals, the AC, as well as the HOA Board and affected homeowners, are working on several projects to improve our landscaping along the entryway on Melville and West Terrace.

Board Nominations:

- Jennifer Allen is stepping down as President due to family and work considerations but would like to maintain board membership. Jennifer nominated Ethan Smith as President, and this was approved.
- Mark Sanger is stepping down as Vice President but would like to maintain board membership. Patti Dean was nominated as Vice President, and this was approved.
- Discussion about having a rotation of new board members with fresh ideas.

Open Forum:

- A \$100 gift certificate for Jack Gillingham was requested due to all the work Jack has done for free (or nearly free) through the years for our HOA. This was approved.
- Discussion about possibly having the Architectural Committee knock on doors and ask for input and answer questions. This may build more interest in our HOA.
- Potholes on West Terrace – who calls county? Anyone can call and might have a better response if more people called.

Adjournment

- Jennifer Allen adjourned the meeting at 7:07pm.

Respectfully submitted by:

Kenlyn Mackey

Secretary

The View at Fairways HOA