

The View at Fairways Board Meeting

Date & Location: November 12, 2019 at the Fairways Club House

Call to Order: 6:00pm by Jerry Jantz, President

Board members present: Jerry Jantz, Art Sturdevant, Patti Dean, Sheila Payne, Mark Sanger, Larry Johnson, Kory Kolterman

Board members absent: Kathy Knox (medical absence)

Guests present: Marilynn Sturdevant, Dave Dean, Ethan and Keri Smith, Keith Spencer, Richard and Dana Russell

Minutes from the April 30th board meeting, as taken and provided by Kory Kolterman, were read and approved with no changes or objections.

Shelia Payne provided a treasurer's report in the form of a profit and loss for year-to-date 2019 and discussion on the anticipated budget for 2020. The majority of normal and recurring expenses for 2020 are anticipated to remain relatively in-line with 2019 costs, with tentative increases for both snowplow and landscaping costs. Net income through 2019 was roughly \$4,200, while operating cash-in-bank increased by roughly the same amount to \$12,215 as of the meeting date. Sheila recommended keeping the annual dues the same for the upcoming year, with discussion on potential increased late fees or adding an increased fee and allowing a discount for on-time payments. Further discussion was also had regarding adding quarterly financial information to the website. Larry motioned to accept the budget. Mark Sanger seconded, and the budget was approved for FY20.

Marilynn Sturdevant provided an update from the Sunshine Committee and reiterated the Committee's mission statement for all new members present. Greeting cards continue to be given to all new homeowners in the neighborhood and member Keith Spencer expressed appreciation for the warm welcome they had received when moving in. Discussion on the holiday party not being scheduled this year due to lack of interest in the past couple of years was had, with an idea for a potential Christmas dessert potluck in the future.

Patti provided an update from the architectural committee, reporting that two homeowners had requested fence extensions since the prior meeting, and two homeowners requested approval for new roofs. All four requests during the period were approved.

Patti provided an update from the website committee. The westterrace.org domain is still averaging roughly 400 visits per month, with only roughly 1/4 of the visitors being from the "local" area. As previously discussed, the website committee will continue to provide relevant and timely information for the community.

Jerry reported on several items that occurred during the year, including:

- ADA compliance for sidewalks: Jerry spoke with Matt Zarecor, Assistant County Engineer in Spokane County, who indicated that bids received during FY19 were roughly double anticipated costs, thus a new bidding process will take place during late-spring/early-summer 2020, with anticipated completion later in the year.
- Several "work parties" took place during the summer and fall, consisting of various community volunteers, to finish landscaping on the sign and provide other clean-up in the community areas. All were well-received and thanks were expressed to all volunteers.

- HOA liability insurance policy: Currently our liability policy covers more residents than actually are located in the HOA, and an additional “catastrophic” rider is included in the policy. Discussion took place on adjusting coverage during our next renewal period to reduce unnecessary costs.
- CC&Rs: Discussion took place on enforcing the language within the covenants that restricts parking on the streets. There is concern about safety and the need to eliminate unnecessary congestion. Resolved to begin with a reminder to be a good neighbor and not park on the streets, but rather in the homeowner’s driveway. Further discussed prohibiting non-owner-occupied properties within the community. The Board has been in discussion with real estate counsel, Peter Moyer, and has set a Task Force to determine the proper language and best course of action for any amendments to the covenants, which would require a supermajority (75%) approval of homeowners.
- Future construction: Discussed the necessity of additional speed limit signs throughout the community, especially with the anticipated increased traffic from the construction of the new addition north of Kite Drive. Determined that costs would outweigh any benefits.
- 2020 landscaping contract: Discussed landscaping bids received by the Board for FY20 and the quality of service the community received during 2019. Art motioned to delay, seconded by Larry. Resolved to perform further due diligence and table the discussion and final awarding of bids until next meeting.

Larry Johnson presented the Nomination Committee’s choices for board officers for FY20, which included:

- Patti Dean – President
- Mark Sanger – Vice President
- Kory Kolterman – Secretary
- Sheila Payne – Treasurer
- Ethan Smith – Board Member
- Kenlyn Mackey – Board Member
- Dana Russel – Board Member
- Art Sturdevant – Past Chair
- Jerry Jantz – Past Chair
- Kathy Knox – VP Emeritus

All positions were approved by unanimous vote of members present and new officers will hold positions through next annual meeting.

Meeting adjourned at 7:21pm

Minutes submitted by Kory Kolterman 12.9.19