

The View at Fairways
Board of Directors meeting
Open Session Minutes
The Plains Golf Course Club House
April 25, 2024

Call to Order: Jennifer Allen, President, called the meeting to order at 6pm. Minutes were approved for the previous BOD and Annual HOA meeting on November 14, 2023.

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

Jennifer Allen:

- Discussed landscaping bids. Our previous landscaping company, Spokane Trophy Turf, submitted the lowest bid and all agreed to stay with Spokane Trophy Turf again this year. Discussed a landscaping volunteer day for our neighborhood as it would save some money (and potentially keep our dues down). Landscaping company has quoted \$350 to prune shrubs along West Terrace. Shannon Gilbert volunteered to prune but just asked for assistance.
- Jennifer discussed the Fed-Ex truck crash in to our pillars on Melville and West Terrace on December 1, 2023. Pillars are now reset and all repairs nearly finished.

Ethan Smith:

- Ethan presented the fencing standard survey results. Happily, we had a 65% response rate. In summary, the top two building materials picked were # 1 vinyl and # 2 composite. Essentially, majority want some type of privacy fence.
- Results pointed to 71% want to build a fence of their choosing regardless of the location of their property within our neighborhood.
Ethan pointed out the only change to our fencing standard is that vinyl, composite and metal are now allowed. Ethan also pointed out that fences were always allowed within our HOA but it was a case by case basis.
- The new fencing standard will be sent out to everyone; most likely will include a reminder to trim bushes to the BACK of the sidewalk.
- Reminder: all fencing requests still need to be submitted and approved by the architectural committee. Note: no restrictions on color of fences right now.
(Ethan thanked David Dean for his assistance with the fancy graphs on his PowerPoint presentation and the whole Architectural Committee of Mark Sanger, Patti Dean and Larry Johnson for getting to the final product)

Mark Sanger:

- Mark discussed landscaping along West Terrace. There is approx. 85 feet of exposed pipe. How might we fix this? Replace with one inch hose and bury? How do we want our neighborhood to look in the future?
Should grass be removed (or some of the grass) along Melville as water is our most expensive expense? Xeriscaping? Perhaps a bit of a landscaping facelift. The barberry bushes are not the most attractive.
- The Board approved Mark to fertilize the new maple trees in the greenway.
- Mark also requested that we remind the owners of the empty lot to have the grass/weeds cut, esp. at the beginning of the season and not at the end of the summer.

Financial Report: Kory Kolterman presented current financial information:

- Currently, \$14,000 in checking and \$5,000 in reserves = \$19,000.
- \$9,900 in expenses last year (water, electricity, office supplies)
- Paid \$2,776 in landscaping last year to Trophy Turf (unexpectedly low).
- Received \$15,850 in dues.
- HOA dues will stay the same (\$300; \$350 if paid after 6/30)
Jennifer noted that dues may go up next year for landscaping revitalization projects.

Motion passed to approve the financial report.

Sunshine Committee:

- Whitney Kolterman will now head up our Sunshine Committee. Whitney was unable to attend this meeting.

Ethan Smith – Summarize Architectural Committee's work and goals:

- Ethan discussed that the neighborhood and homes are now 30 years old and showing some wear and tear but we have an unique, established and well maintained neighborhood. Ethan emphasized the committee wants to work with homeowners and not just dictate rules.
- Ethan stressed that the committee's function is to maintain property values, maintain our aesthetic while also allowing as much individual choice as possible.
- Ethan stated the committee receives the most complaints regarding the lack of consistency regarding enforcement.
- The Architectural Committee has just two members right now, we need at least one more member. Please contact Ethan or Mark if you might be interested.

Homeowner Open Forum

- Sinkhole near the mailboxes is Spokane County's responsibility, not HOA

- Question was asked about what happens if a fence is not kept up? Ethan stated we work with homeowners to fix, 15 days to come up with a proposal to fix.
- Trailers: This includes all trailers. Can be parked six days total in a month; three days at a time. If homeowner has a project must have an approved timeline for that project.
- Do we collaborate with the other HOA's near us? Not much. Have reached out but not much response.
- An idea was presented for a Quarterly Newsletter to keep everyone informed.

Adjournment

- Jennifer Allen adjourned the meeting at 7:27pm.

Respectfully submitted by:

Kenlyn Mackey

Secretary

The View at Fairways HOA