

## **The View at Fairways Annual Board Meeting**

Date and location of Meeting: November 7, 2018 at the Fairways Club House

Called to Order: 5:32 pm by Jerry Jantz

Board Members present: Jerry Jantz, Art Sturdevant, Patti Dean, Elroy McDermott, Larry Johnson

Guests present: Marilyn Sturdevant, Kory Kolterman

Board members absent: Kathy Knox, Sheila Payne, Rachelle Jones

In Rachelle's absence, Patti agreed to take the minutes. The minutes from the August 7<sup>th</sup> board meeting were read and approved.

In Sheila's absence, Jerry reviewed the budget. The current balance in the HOA treasury is \$8,496.45. Art moved to approve the treasurer's report, Patti provided the second, and it was approved.

Marilynn Sturdevant reported on the activity of the Sunshine Committee. A plant and card were given to new homeowners Jade and Carrie Dawson. And a card and flowers were sent to Dave and Patti Dean on the passing of Dave's father. Elroy reported that homeowner Don Lobdell recently passed away. The Sunshine Committee along with Larry Johnson will contact Betty Lobdell.

Marilynn also reported that the mission of the Sunshine Committee is primarily to a) welcome new homeowners to our HOA, b) send cards and/or flowers to hospitalized homeowners as well as to families experiencing the loss of a loved one, and c) keep the Homeowner's Directory current. Social activities will be organized as need and interest develops.

Patti Dean provided the website report. In the past year the number of visits to our HOA's website has averaged 344 per month. She stated that the analytic tools for the website show that about 30% of these visits originate in our geographic area, and that we are seeing a significant increase in visits from Realty companies.

Art Sturdevant and Patti Dean reported on the New Sign. The two co-chairs reviewed the activity of the committee since the Board voted to approve the acquisition of the sign in August.

- 1) In late August, Dave and Patti Dean traveled to Tumble Stone in Hayden Lake, Idaho, to provide the 50% deposit to begin fabrication of the three basalt columns. This fabrication process will take three weeks. They also stopped at Signs Now Spokane in the Valley to provide a 50% deposit to begin the manufacture of the two signs needed. The signs will take three weeks also.
- 2) Jerry Jantz, Art Sturdevant, Dave Dean, Mark Sanger, and Jack Gillingham worked to prepare the site for the new sign installation. This included removal of the existing landscape rock to be saved and replaced after sign installation, removing the landscape fabric, digging out and removing the old entry sign, and digging a large hole 18 inches deep in preparation for pouring the concrete slab to support the new sign. A big thank you to Jack and Christina Gillingham for all their help removing two large rocks and the concrete footings from the old sign as well as the extra dirt from excavating the hole. This saved the HOA hundreds of dollars.
- 3) Jerry Jantz worked with David Godley to have the concrete forms and rebar created, and the concrete poured at the new sign site.

- 4) Art Sturdevant worked with Tim Burger, owner of Lilac Sprinkler, to have the sprinkler heads removed from around the front of the median. We will add a drip line at a future date.
- 5) Art & Marilyn Sturdevant and Patti Dean traveled to Tumble Stone at the end of September to meet with Ned Inge at the fabrication site to discuss the placement of our three stones and how we could align them to give us the ability to attach our two signs at the same angle facing Melville. The necessary hardware for attaching the sign was also discussed. Ned agreed to visit our HOA to help us with stone placement. He created paper templates of the footprint of each stone and drew an outline on the concrete slab of where each stone should be placed. Having an outline drawn on the concrete slab was very helpful to the two gentlemen who arrived on October 2<sup>nd</sup> to set the stones in place via crane.
- 6) Patti Dean showed a short video she created capturing the photos from the installation of our new sign. A two-hour installation was condensed to a five-minute video.
- 7) Art Sturdevant read a note from Mel and Joan Hamilton expressing how much they like the new sign. Jerry commented that he also has heard positive feedback about the new sign.
- 8) The final steps to complete the sign will occur in the spring. We will need to add a drip line and new landscape fabric prior to adding the plants that will be placed around the front perimeter of the stones. Once that is complete, we can replace the landscape rock.
- 9) At some point in the future, we may want to add solar lighting in order to light the sign at night.
- 10) The Board thanked all homeowners who had a part in bringing about the new sign. The many hours of research and labor that were volunteered was very much appreciated.

Jerry Jantz provided the President's Report—

- 1) Our HOA received notification from Inland Power and Light informing us of an \$88 credit.
- 2) The new HOA to our North is "West Terrace Third Addition". The current president of the HOA is Gerd Scheller. Jerry will be meeting with Gerd to discuss matters that involve our two HOA's.
- 3) A new organization on the West Plains was formed to address concerns of all homeowners. It is called the Public Development Authority (PDA).
- 4) The litigation regarding water rates with the City of Spokane is still pending. There are two separate lawsuits by Dunn and Black, one with the Fairways Golf Course and one with the Homeowners on the West Plains. Jerry stated that there are plans for a future water reclamation and purification plant on the West Plains.
- 5) Jerry has learned that there are plans for a grocery store and a shopping center to be built in our area.
- 6) Jerry provided copies of a document titled, "Big Changes in Washington State HOA Law." He noted that we already adhere to these new requirements regarding transparency of HOA leadership.
- 7) Jerry reviewed the bid by our landscape maintenance company, Trophy Turf. The amount for 2019 services will be \$3,840.04 (includes tax). Art moved that we accept this bid, Larry second the motion. The board approved this amount.
- 8) Jerry stated that in the spring we will need to replace the pear tree that died. This will cost \$325, which includes installation.
- 9) Art agreed to get a quote from Amy at Gibson's Nursery for the bushes and landscape fabric to be placed around the new sign.

Art Sturdevant made a motion to adjourn the Board Meeting, Patti Dean provided the second. Approved. Jerry Jantz subsequently opened the Homeowners Annual Meeting.

Jerry reviewed the terms of each Board Member and any offices up for re-election. The offices with expiring terms were Vice President and Treasurer. Patti Dean moved that Kathy Knox continue as Vice President and Sheila Payne continue as Treasurer. Larry Johnson provided the second. The motion passed. Jerry Jantz stated that he would serve as President for only one more year.

Elroy McDermott submitted his resignation from the Board. The Board thanked him for his service.

The Annual Homeowners Meeting adjourned at 6:51 pm.

Minutes submitted by Patti Dean for Rachelle Jones.