

The View at Fairways Board Meeting Minutes

April 11, 2018 Fairways Golf Clubhouse

At 6:05pm the 2018 Board Meeting was called to order by president Jerry Jantz with the following Board members present: Kathy Knox, Art Sturdivant, Patti Dean, Shelia Payne, Elroy McDermott and Larry Johnson. Also in attendance were homeowners Marilynn Sturdivant, Ken Knox, Sara Jones and Glenda Matson. The first order of business was the reading of the last Board Meeting minutes, several additions and corrections were offered from the floor which included the dollar bid amount (\$3374.90) that was accepted to Trophy Services for our “common area” maintenance for the coming year. The second item was the removal of Larry Johnson’s name to replace Kathy Knox on the Board to the minutes. Shelia Payne moved for the corrected minutes and Larry Johnson second and approved by the Board.

It was noted by the president that no one has volunteered to be the Board Secretary and no one in our Association has stepped forward to head up the Sunshine Committee for 2018.

Treasurer Shelia Payne presented her annual report for the past year which has a current balance of \$7000. Shelia reported that our Association budget and expenses during the past 3 years has been \$14,000 for two years and \$13,600 the other year. It was noted that our landscaping billing is monthly during the 26 weeks of service. After a brief discussion Larry Johnson moved and Patti Dean second the motion to accept the report as given and approved by the Board.

The budget for the year 2018 was presented by Shelia Payne which was discussed at length by the Board. Association dues will be the same as last year. Shelia said \$300 per year dues would generate \$15,000 in revenue and would most likely cover our anticipated operating expenses for the coming year. It was moved by Larry Johnson and second by Patti Dean to keep the Association dues for 2018 at \$300 per year. Art Sturdivant offered an amendment that \$4000 be placed in an “emergency fund”. Both the motion and the amendment were approved by the Board. We all want to thank Shelia for the professional manner in which she provides us the Board and our Association with such great details and projections.

Website Chairperson

Patti Dean gave the Board an update on The View at Fairways website, Patti told us that we have received 364 hits on our website on average per month, wow that is exciting. Patti has sent a welcome message to our new neighbors Carson and Rachelle Jones who live at 8430 S. Couples Lane. During the year Patti also sends out notices to all of our residents regarding activities and events of the Association which helps the Board in communicating with our neighbors. Patti moved and Art Sturdivant second that we seek a debit card to pay the website billing each year from our checking account. Each Board member voted in favor of seeking a debit card.

Under the **Presidents Report** Jerry announced that Larry Johnson has accepted the appointment as a new member of the Architectural Committee replacing Jerry Jantz. Larry joins Patti Dean and Elroy McDermott who also serve on that important committee.

Jerry Jantz requested that a copy of recent communications with Fritz and Patty McGinnis regarding the emergency approval of a new roof on their home this past winter due to a leaking roof be part of the Board minutes after approved by a vote of the Board this year.

Other items of importance were the notice of 9 additional building lots to be developed on Floyd Street by the Spokane County Planning Department. Each resident should have received this letter of notification. A letter was sent this past winter to Arrow Concrete & Asphalt Specifications regarding parking of their large trucks on a small strip of our Association property this past fall notifying them about our concerns of our sprinkler system on that small strip of property just east of our entrance.

Old Business Items were covered in the Presidents reports.

Under New Business

Elroy McDermott informed those in attendance that the work completed this past summer in the attempt to solve the ground water seepage into their basement home did not cure his problem. Elroy said that he is still pumping about 80,000 gallons of water each day out of his house basement into a culvert from the back of their home. The Board offered Elroy assistance in helping to solve that ongoing problem.

The Board has been hearing complaints from our residents in the neighborhood about the construction and delivery trucks not being able to find their way directly to Floyd Street where the neighboring new home construction sites are located. Jerry said that he would make contact with Mr. Buster Heitman to see if a sign could be placed near the Floyd and West Terrace Drive intersection to help those contractors and truck drivers make a delivery without cruising up and down the other streets.

The Board heard about the debris from the garbage and recycling trucks in our neighborhood on Mondays. It seems that flying debris from these trucks are on the upswing and perhaps Sunshine Disposal should be sent a letter with our concerns asking Sunshine Disposal if they could improve that service. Many residents have had to pick up the flying debris in their yards each week.

Resident Ken Knox asked if we could help in eliminating the grass in the common area adjacent to his property. He said that it has been creeping over the red rock area that was placed next to his fence some years ago. No action was taken but we will work with Ken to help find a solution to this existing problem.

The meeting was adjourned at 7:21pm

PS: These minutes were from notes that Kathy Knox and Jerry Jantz kept.