

**The View at Fairways  
Open Session Minutes  
The Plains Golf Course Club House  
May 1, 2025**

**Call to Order:** Ethan Smith - President, called the meeting to order at 5:00pm. Board Members in Attendance: Ethan Smith - President, Patti Dean - Vice President, Kory Kolterman - Treasurer, Kenlyn Mackey - Secretary, Doug Helsing, Jacquie Holloway, Mark Sanger, Jennifer Allen.

**Open discussion regarding sending HOA dues notices:**

- Previously, it was agreed that the HOA would both mail and email our annual dues notice. Patti Dean has volunteered her lovely home for Thursday, 5/22/25 at 5:30 pm for a “stamp” party to stamp the envelopes to send out before 6/1/25.

**Ethan Smith:**

- Discussed the importance of our new Mission, Vision and Values to guide our decision making.
  - Patti will investigate creating a new tab on the website specifically for the Mission, Vision, Values vs. having a link to the document.
- Facebook page
  - Thank you, Whitney Kolterman, for making the Facebook page
  - This has been a valuable avenue to communicate with our neighborhood.
- Sunshine Committee
  - Thanks for putting on the snowman making day and Easter egg hunt
  - Discussion re having a movie night with a giant screen with BBQ this summer.
- Quarterly Newsletter
  - Thank you, Sadie Dustin and Patti Dean, for our quarterly newsletter. It looks great and helps keep our neighborhood informed more than just once a year.
  - Discussed putting in a “CCR corner” and “President’s Note” section
  - Jenn Allen will be the next Board member highlighted
- With summer coming, discussion and reminder re the three-day rule for RVs, trailers, boats, etc. in driveways. Also, reminder that weeds should be taken care of; a much nicer aesthetic if our lawns (and surrounding areas) are taken

care of. Perhaps we can put this in the “CCR corner” of our summer newsletter?

- Annual garage sale on June 7, 2025? Not certain of this date and Ethan will confirm with other HOAs in our area.
- Greenscape is our new lawn care company. So far, communication has been very good with Greenscape.

#### **Kory Kolterman:**

- Kory shared that the HOA currently has \$25,300 in checking and savings (as of 4/30/25). Spent about \$2,200 YTD (utilities, sprinklers, minor amount with Sunshine Committee).
- Dues are set at \$300 for the coming year. We will need to keep an eye on our landscaping and sprinkler expenses as we have some potential big-ticket items/projects coming up.

#### **Discussion regarding fencing:**

- Ethan is open to revisiting and sending letters to homeowners along Couple’s Lane.
- The end of Couple’s Lane is clogged with BB hoops, cut wood, and tall weeds. This creates some difficulty for the delivery trucks and a bit of an eyesore. Needs to be cleared out.
- Ethan emphasized topic of how can we assist neighbors? Does HOA have resources and/or a network to help with projects? How can we be neighborly and get projects done?
- Ethan discussed bids he received from Reid Landscaping and Greenscape re redoing the rock bed along east side of West Terrace and tearing out grass and installing a gravel path along Melville. Very expensive. Reid quoted apprx. \$7K for the West Terrace project in 2024 and Greenscape quoted \$15,450 for this same project just recently. Greenscape also quoted \$29,650 for the Melville project. Kory stated we spend approximately \$2K/year in water along Melville for the grass. Discussion re doing just one project at a time and how can money be saved (*doing some of the labor ourselves? A Boy Scout project? Perhaps doing away with water completely along east side of West Terrace and just installing gravel and boulders?*) This is our entrance so we want to make sure it looks attractive and taken care of.
- Perhaps surveying the homeowners re our common property – what does the majority want to see?

#### **Open Forum:**

- Neighborhood community workday on **Saturday, May 17, 2025 at 9am**. Two major projects: Repair rail fencing and weeding out medians, and east and west sides of West Terrace. Bring work gloves and tools. Everyone is encouraged to come.

### **Adjournment**

- Ethan Smith adjourned the meeting at 6:35 pm.

Respectfully submitted by:

Kenlyn Mackey

Secretary

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