

MINUTES

Annual Meeting of the Fairway Townhome Owners Association

May 8, 2024, 6:30 p.m.

Introductions

The 2024 Annual Meeting of The Fairway Townhome Home Owners Association, held at Ten Mile Greens's Clubhouse, was opened by Martha Miles, Secretary, at 6:30 p.m. with greetings and a thank you to everyone in attendance.

A quorum was established of 21 households represented. Dave Brandt was introduced as the Fairways point of contact at Riverside Management, Inc. Dave Brandt confirmed that a quorum was present and that Fairways HOA business could be conducted.

Martha Miles introduced the Board members.

- Sue Peters, President
- Colleen Koci, Treasurer
- Martha Miles, Secretary
- Vernie McComb, Director at Large

Martha Miles reviewed the ground rules.

Vernie McComb welcomed the new homeowners who moved in to our community during the last year.

Martha Miles acknowledged and thanked our volunteers. The Volunteer List was distributed. New volunteers are always welcome. Anyone who is interested should contact a member of the Board.

Approval of Minutes

The minutes from the 2023 Annual Meeting were approved.

Motion to approve – Jean Schultz

2nd – Mike Munkres

All agreed

Financials

- All homeowners should have received the 2024 Board approved budget.
- Our tax returns for 2023 have been filed according to our CC&Rs.
- This year we budgeted money to complete the brick light houses project, tree trimming and removal, and tree bug treatments. All are done or near completion.
- Your 2025 HOA dues will be going up due to increased operating and maintenance costs.
- Due to health reasons, Colleen Koci may not be able to complete her term and will not be renewing her Board membership when her term is completed next year. Due to the responsibilities of the Treasurer, Colleen does not want to leave this Board in a bind so she is asking that if any homeowner is interested in being Treasurer, please notify any Board member.

Committee Reports

ACC/Landscaping/Maintenance

- The ACC has made a few changes to make it easier to determine what does and does not need ACC approval. If a homeowner has any questions, he or she should contact an ACC member. ACC members are: Jim Nath, Michael Chrisman, Mike Munkres, and Sue Peters. When a project has been completed, notify a member of the ACC, so the project can be reviewed and signed off; otherwise, the file stays open in the ACC's records.
- Flourish Landscaping has started the mowing, and has turned on the sprinklers.
- Sue Peters will continue meeting once a month with Frank McSherry, from Flourish Landscaping, to do a walk around to discuss any issues, problems, or anything that needs attention. If you see anything you would like Sue to cover, let her know.
- Timberline Tree Service did a great job trimming all our trees in February. Sue Peters is working with the Idaho Power Arborist to see what can be done with the trees on Ten Mile that the company Idaho Power contracted to trim the trees came along later and butchered.
- We are using Habitat Pest and Lawn to fertilize our trees and bushes, and will also treat all our trees and bushes for disease, Pine Beetles, Spider Mites, Aphids, Etc.
- As you are aware we have had issues with our previous contractor completing the brick light houses. After much searching, we interviewed 4 companies. We chose RJH Construction to complete the brick houses. RHJ Construction has already started and will also be installing the lights.

- Policy Guide

The Policy Guide has been updated with the changes that the ACC made. You can find the most current Policy Guide on Riverside Management's web site. You can also contact Martha Miles to request a copy.

- Resident Referral List

The Resident Referral List was distributed. This is a list of companies that have done good work for other residents to help other residents that need similar work done. None of these companies are Board sanctioned. It's just neighbors helping neighbors. If you want to add a company to the list, please contact Martha Miles. You can find the most current list on Riverside Management's web site. You can also contact Martha Miles to request a copy.

- Monthly Dues Coupon Books

The Board discussed the possibility of discontinuing the monthly dues coupon books, starting in 2025. This was met with unanimous agreement from all who attended the meeting. If anyone needs mailing labels, Martha Miles will provide them.

- Snow Removal

Due to safety, possible legal issues, and the increasing age of our residents, the Board proposed adding snow removal to the service items covered by our HOA dues rather than having residents pay for this or remove the snow themselves. The proposal is:

- Snow removal will occur when we receive 2 or more inches of snow.
- If snow is predicted for multiple days, snow removal will occur after the snow stops.
- Snow will be removed from each sidewalk (from the front door to the driveway and to the mailbox) and driveway.
- Ice melt will be applied.
- The cost of this will run between \$1,700 - \$2,000 for each snow removal based on the inches of snow.

After much discussion, an anonymous vote was taken by ballot and the proposal was approved by 56% of the attendees.

- Garage and Light Fixtures

There has been some interest in new light fixtures for the exterior of the homes. The ACC has found a light fixture that matches the new fixtures that have been installed on the pole lights and that will be installed on the brick houses. If you would like to install the new light fixtures on your property, please complete an ACC form.

- Open Discussion – Homeowners
 - Alive After 55 will start next week.
 - The July 4th breakfast will be held on July 4th, rather than the Saturday closest to July 4th.
 - The Ten Mile Greens’s clubhouse has been reserved for our annual Christmas party.
 - Gutter guards may be placed on the roofs. An ACC form must be submitted prior to installing them.
 - Due to the increased traffic on Ten Mile Road, a request was made to investigate installing a stop light at the entrance to our subdivision.

Election of New Board Members

- The current board consists of Sue Peters, President; Martha Miles, Secretary; Colleen Koci, Treasurer, and Vernie McComb, Director-at-Large.
- Those up for re-election are: Sue Peters, President, and Martha Miles, Secretary.
- Michael Chrisman was on the ballot to fill the vacancy left when Becky Freeland resigned.
- No nominations came from the floor.
- A vote was taken and the homeowners elected Martha Miles, Michael Chrisman, and Sue Peters for a two-year term.
- After the Annual Meeting adjourned, the Board assigned the offices as follows:
 - Sue Peters, President
 - Michael Chrisman, Vice-President
 - Martha Miles, Secretary
 - Colleen Koci, Treasurer
 - Vernie McComb, Director-at-Large

Meeting was adjourned at 7:30 p.m.

Minutes submitted by Martha Miles, Board Secretary