

BOARD OF DIRECTOR'S MEETING MINUTES  
APRIL 11, 2023 5:00 P.M.  
LOG HILL FIRE STATION / ZOOM

The meeting was called to order by President Randy Mathis at 5:10 p.m. President Randy Mathis, Vice President John Peters, Treasurer Mike Jones, Secretary Bob del Rossi, and Board Member Paul Stashick were all in attendance in person.

Evelyn Bailey (administrative assistant) hosted the Zoom portion of the meeting. There were 14 property owners participating in the Zoom meeting at the beginning of the meeting.

Randy started the meeting reminding everyone that the meetings are for Fairway Pines Estates Owners Association property owners only and not for the general public. He also mentioned that there is ongoing communication between the board members to coordinate meetings, however, all decision making is done in the actual meetings.

**1. Approval of Minutes**

The March Meeting Minutes were unanimously approved.

**2. Policy and Procedures changes update**

Randy proposed breaking down the current policy and procedures single document into separate sections and making each section a separate document. This would make it easier to make changes going forward as the policies and procedures would be able to be changed and/or voted on individually (section by section) instead of waiting to vote on the entire document as a whole. The same procedure that's in place now would be followed for board voting of changes. Paul suggested also looking into changes/updates to the CCR's that would allow changes to certain policies and procedures so the changes can be enforced. The board agreed that they would identify and prioritize certain policies and procedures for changes and discussed which policies those would be. The goal is to get the bylaws and CCR&E's discussed and ready for a vote at the membership meeting in July. A vote was taken regarding separating the policies and procedures into individual sections and the motion passed. A discussion also ensued about posting the Zoom meeting recordings on the website with the idea of posting the meetings in a member only access section. Paul raised the issue of liability and recommended that legal be consulted beforehand.

Randy also indicated that the board would be discussing changes to the bylaws and CCR&E's and would review the procedure for doing that with the idea of a possible board member workshop that the owners could attend but they would not be taking comments.

**3. Planning for July Membership Meeting**

The board discussed the procedures for the upcoming board member election, where there will be 3 seats up for election. The budget review will also be presented at the July Membership meeting along with the vote on the Bylaws and CCR&E's.

#### **4. Road Committee update**

A discussion ensued as to the road paving/chip sealing issues, with both Eric Loeb and Eric Reinhart of the Road Committee weighing in. The discussion included what repairs would need to be done prior to any chip sealing and the urgency of acting sooner than later to have the roads finished due to the continuing deterioration. The discussion continued with points made about the higher costs involved with paving, what has already been allocated in the budget for the roads, the possibilities of a special assessment and going item by item through the bid from United Paving.

A motion was made to have the Road Committee, with the assistance of John Peters, negotiate the cost to do the roads, however, if the cost exceeds the amount of money in the HOA Vanguard Fund of \$450K, it will need board approval. The motion carried.

Two homeowners weighed in, one wanting to make sure that Lynx Lane is eventually paved at some point and the other reiterating that the funds allocated for the roads should be used for that purpose. Also mentioned was that some homeowners might like to have their driveways paved when the paving company is working on the roads.

Bob del Rossi spoke about the variances that he was involved with as the board liaison to the ARC committee, and the decision was made that all variances would be on a form and posted to the website.

A decision was also made for Evelyn to send out an email blast asking property owners with gravel driveways to clean up the gravel on the road in front of their driveways.

#### **5. New Business**

Tom Rudd presented a proposal for a communication portal for homeowners to communicate with each other through the website.

Mike Jones requested assistance from the community with picking up the snow markers.

The meeting was adjourned at 7:08 p.m.