BOARD OF DIRECTORS MEETING MINUTES FAIRWAY PINES ESTATES OWNERS’ ASSOCIATION WEDNESDAY, MARCH 23RD AT 5:00 P.M. MDT

Log Hill Fire Station – 434 Ponderosa Dr., Ridgway, CO 81432

The meeting was called to order by President Mark Hartman at 5:00 p.m. Randy Mathis (Vice President), Jim Couto (Treasurer), Ed Pecis (Secretary) and Paul Stashick (Board Member) were in attendance.

Approximately 12 property owners were in attendance in person.

Evelyn Bailey (Administrative Assistant) was present via Zoom as were 12 property owners.

# Approval of the 2021 Summer Meeting Minutes

A motion was made by Jim Couto and seconded by Ed Pecis to approve the September Summer Member Meeting Minutes. The motion passed unanimously.

# Welcoming of New Members

New members were welcomed to the community.

# Treasurer’s Report

Jim Couto provided balance sheets and a handout regarding the 2022 projected income/expenses for the HOA which was distributed to the members. A copy of the documents will be posted on the HOA website. Jim said the HOA has done very well collecting dues and only 2 property owners had outstanding dues from 2021.

# Road Reserve Study and Plan

Jim spoke about the Road Reserve Study as it had not been updated since 2009. $400K is currently in the road reserve fund. Proposal involves paving two of the roads now at a cost of approximately $225K. Chip sealing to be done on areas that need it the most (Marmot and S. Badger) with an allocation of approx. $115K for that. In the study, continuous chip seal is projected for the next 5 years in addition to a plan to pave the remining gravel roads by 2025. The HOA is working to accomplish this without the need for special assessments. In previous years, contributions to the reserve fund from the HOA dues were much lower than what had been forecast in the Road Reserve Study. That created a shortfall in funding the objectives of the road study. For the next few years, the portion of HOA dues allocated to the road reserve account will be increased to catch up with the road maintenance requirements and increased costs of performing the work.

# ARC Committee Report

Chris Blumke gave a brief overview of what the ARC committee’s functions are. Currently 19 homes are under construction with 6 new projects scheduled. Additionally, 28 townhomes scheduled to be built in the area around Hole 18. ARC standards have been revised and updated and have been condensed from 80 pages to 33 pages. An ARC checklist was created to ensure compliance with the ARC standards along with a bullet point list of what projects require ARC approval and how to go about it. Documents will be posted to new website. Mark requested builders be mindful of clearing construction gravel off of the roads.

# Golf Course Update

Paul said Opening Day is May 15th, however, weather contingent. The water project is complete except for San Miguel Power running the permanent power lines. This should be completed by May 7th. Water is being pumped with generators running 12 hours a day right now and he will be running 24/7 once the permanent power is connected. The retention ponds are filling nicely and there will be plenty of water for the start of golf season. Paul added that this is the last year of the Dallas Creek Water contract. Mentioned that there will be a golf committee formed to also address penalties for violations of golf rules, staffing, collections etc. Paul said that they are working on collecting delinquent g olf dues.

# Property Transfer Fees

Paul explained the origination of transfer fees which goes back to the original Fairway Pines Golf Partners established some 25 years ago. They elected not to establish an initiation fee to join the club. It is not a transfer tax and can only be used for expenses such as utilities. Jim will audit the transfer fees as an issue includes the combination of transfer fees with other charges collected by the title company, along with verifying the amounts that should be paid. Paul mentioned that there is an annual founder membership fee of $7K that hasn’t been charged due to market conditions since 2006. However, he said that in order to provide future amenities for the clubhouse, the initiation fee might need to be reinstated to help provide for infrastructure.

# Fairway Pines Name Change and new website

The new website has been established: [www.divideranchhoa.com](http://www.divideranchhoa.com/). The website is live but is not being marketed yet. Paul is working with the HOA attorney to formalize a licensing agreement for use of the “Divide Ranch” name. Once that agreement is in place the HOA will proceed with creating DBA name change for the HOA so it can be filed with the state by the association attorney.

Josh Shapland is finalizing the new website including obtaining new photos. Mark is suggesting a new property owner informational tab (one page) for prospective owners and realtors.

# Rental Property Policy

Randy Mathis has taken on the task of reviewing the HOA rental procedures for both short and long term rentals. Ouray County has currently filled the 100 permit cap and will only allow an additional 5 names on the waiting list. The county has no current plans to extend the cap of 100. The county is in the process of implementing a new software system along with hiring a new employee to handle management and enforcement of rental policies for Ouray County.

Randy explained that both the county and our HOA require the owner to notify the HOA (via registered letter) of their intent to rent as a condition for the county to issue a permit. Currently our HOA also requires a deposit to the HOA for long term rentals.

An ongoing discussion will take place with the board as to whether STRs should be allowed and the policies/procedures around allowing such rentals. Jim has requested notification from the county as to the addresses of properties that are being rented within our development.

Paul explained that the developer’s PUD, which was vested in 2008, supersedes the county’s ordinance regarding STR. The PUD spells out what areas can be used for STR (which is the core area which was created by the Sanitation District.) The core area has different mandates/allowances than the remaining area. Paul said the order of governance is the PUD, followed by county regulations, followed by the CCR’s. The CCR’s define what can be done but don’t override the PUD.

A question was posed by a property owner whether a core area map is available for viewing and she was informed a copy is available under “other documents” on the website.

Paul also suggested that STRs can have a positive benefit on property values, but they need to be handled correctly.

# New Business

No new business was discussed.

# Member Comments

Concern was raised by a homeowner regarding speeding within the development. Jim mentioned that additional speed signs could be added at the entrances.

A homeowner asked about landscaping plans near the entrance. Paul indicated that landscaping the entrance would be completed this year and work would begin as soon as the weather allows this spring.

Mark asked about the return of Friday Burger Nights. Paul wants to wait to see how hiring of staff, pay scale, etc. goes before committing.

A question was asked if the paving contract has been obtained. Jim indicated it’s been obtained but not signed.

A homeowner commented that snow removal right down to the surface of the pavement helps the asphalt to dry and minimizes cracks.

A question was raised regarding rules around removal of pinon trees and beetle mitigation. Also, regarding what plans were in place to removal of the burn pile on golf course property. Paul responded that the maintenance crew will be burning all of the slash piles beginning next week. Any burning is dependent on weather and wind conditions. Chris Blumke mentioned that ARC sends a notice regarding the removal of pinon trees to builders and maintains compliance. A suggestion was made that this notice should also be sent to all homeowners as well.

# Adjournment

A motion was made by Mark Hartman to adjourn the meeting at 6:37 p.m.

Respectfully submitted,

Evelyn Bailey Administrative Assistant

Fairway Pines Estates Owners Association