

FPEPOA ANNUAL SUMMER MEMBER'S MEETING MINUTES

JULY 25, 2023

LOG HILL FIRE STATION / ZOOM

The meeting was called to order by President Randy Mathis at 4:46 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 5 property owners participating in the Zoom meeting at the beginning of the meeting, with approximately 12 people in attendance at 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 public. Meeting Minutes cannot be recorded or disseminated without the permission of the HOA board.

He also thanked the membership for voting, along with the candidates who ran for board positions, as well as the various volunteer committee members, including the Road Committee and Welcome Committee. The CRC committee in particular spent countless hours working in tandem with the board to review the governing documents to facilitate proposed changes.

Chip sealing of the roads is scheduled to start on 8/7, with thanks to the Road Committee for coordinating this. The Road Committee will be set up with a Charter and be formalized in the coming weeks.

Randy mentioned that he wishes to continue with better communication, accountability and transparency and reminded everyone that the HOA has the covenants to protect the community and our property values. He also challenged the members to be a part of the solution by volunteering for a board position or committee position.

He also gave an overview of the working sessions that have been ongoing to review and present proposed changes to the governing documents. There will be an opportunity for the membership to review the proposed changes to the CCR&E's and the Policies and Procedures.

1. Approval of Work Session Minutes

Three Board Workshop meetings have already taken place to review and present proposed changes to the governing documents. There will be an opportunity for the membership to comment on the proposed documents (CCR&E's and Bylaws) with a 15 day review, followed by a membership vote. The Minutes for the Working Session Minutes were approved. Additionally, the June Board Meeting Minutes were approved.

2. Results of the Board Election

Sam Middleton announced the results of the board election. Randy Mathis and Mike Jones were re-elected and Katherine Paison-Senn was elected as the newest board member. Bob del Rossi was thanked for his contributions to the board during his term.

3. Road Committee update

Eric Loeb reported that the chip sealing is scheduled to begin on August 7th. He has reached out to a weed mitigation service and is waiting for a quote. Homeowners were reminded to please mitigate their own properties for weeds. The road committee was asked to start working on organizing snow plowing quotes/services.

4. ARC Committee update

ARC reported 29 active projects with 5 projects complete or near completion. A new board liaison will need to be appointed since Bob del Rossi has stepped down. Randy Mathis will fill in until a new liaison is appointed.

5. CRC Committee update

CRC reported on their continuing review of the governing documents and reported that they were 85% through the documents. They were hopeful they would have them ready to go for membership review prior to the next board meeting. Paul suggested that the different changes to the CCR&Es and Bylaws should be allowed to be individually voted on instead of a blanket vote to the whole document.

6. Finance Committee update – Budget Review

Mike Jones presented the budget review. He mentioned the biggest change to the budget is due to the chip sealing of the roads and the paving. \$485K total expenditure for the roads, which left the reserves at \$36K. A question was asked about refundable deposits and what they could be used for. The answer is that they cannot be used but are held in the fund.

Mike Jones indicated that the budget would be posted on the website in the future.

A question was asked about forming a Metro District and if that was still be researched/pursued. Barry Zane answered that he had researched it and said that the San District does not want to be involved, however, the HOA can pursue it on their own or with the other HOAs on the hill.

A discussion ensued about the settlement that was paid to the modular company as a homeowner who owns a modular home felt that certain people that signed the petition against the modulars should have paid the penalty. The board said they would not entertain that idea although they understood the position that the homeowner was in.

7. Welcome Committee

Mike Jones reported on the activities of the Welcome Committee

8. Old Business – new website

Geoff Rainville reported that he did not have the new website ready due to some technical issues, however, he was hoping to have something ready for the next meeting. He also announced that he is looking for photos from the community for the website.

He also mentioned that the community Ambulance Services are looking for volunteers.

9. **New Business**

Randy brought up the subject of the HOA holding events since it has been asked about by some members of the community. It was tabled for further discussion.

10. **Comments/Questions**

A homeowner asked for an update on the old Clubhouse fire. Formal notice requesting an update was sent to the homeowners by the board as well as the County having written numerous letters. The County has options under the rubbish ordinance allowing them to do the engineered demo and clean up and charging the homeowners with the cost. The 4 month period ends in August which allows the HOA to put a lien on the property, however, the board will continue to coordinate with the county to see what actions should be taken.

A homeowner asked that the board consider taking a more proactive approach with fire mitigation, especially on vacant lots. A discussion ensued about the county's requirements for mitigation and the difficulty of the HOA enforcing mitigation of vacant lots. The board said they will consider further discussion on this topic including communication with the Western Region Wildfire Council.

Catherine Paison Senn said she appreciated the votes and was looking forward to working with the board for the next two years of her term.

A continuation of the working session meeting for the board was set for August 2nd, 2023, at 2:00 p.m.

A date for the next board meeting was set for August 31st, 2023 at 5:00 p.m

The meeting was adjourned at 6:46 p.m.

