

**BOARD OF DIRECTOR'S MEETING MINUTES**  
**JUNE 29, 2023 5:00 P.M.**  
**LOG HILL FIRE STATION / ZOOM**

President Randy Mathis, Vice President John Peters, Treasurer Mike Jones and Simon Ward and Steve Williams of the CRC Committee were all present for the working portion of the board meeting which began at 4:08 p.m. MDT.

The board members and CRC Committee members continued discussing various proposed changes to the governing documents.

There was one property owner present for the Zoom portion of the meeting.

The working portion of the meeting adjourned at 5:00 p.m.

Evelyn Bailey (administrative assistant) hosted the Zoom portion 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. The decisions made are for the HOA and are not to be disseminated or published without the approval of the board.

Randy called the board meeting to order at 5:01 p.m.

**1. Approval of Minutes**

Approval of the Minutes for the working sessions was agreed to be postponed until the working sessions are completed. Randy reminded the property owners that there have been 3 working sessions so far to discuss proposed changes to the governing documents. The timeline for posting the proposed changes to the documents was pushed back due to the ongoing discussions by the board on those proposed changes. Once the changes are completed by the board, they will be posted for membership review. The board will vote to adopt the changes and they will then be presented to the membership for a vote. The membership will vote on the Bylaws, Articles of Incorporation and the CCR&E's. The Policies and Procedures do not require a membership vote, only a vote by the board.

**2. Presentation by Colorado Parks and Wildlife District Officer Kelly Crane**

Kelly Crane was asked by Paul Stashick to speak about the issues of unleashed dogs harassing wildlife. She reminded the members that there is a county leash law and a state law that prevents people from negligently and/or intentionally letting their dogs harass wildlife. The county and state leash laws would supersede the HOA covenants. Dogs harassing humans would be handled by the OC Sheriff. First time offenders are typically given a warning with repeat offenders being given fines. \$274 fines can be levied for harassment and if an animal (elk or deer) needs to be put down then the value of the animal could be added to the fine.

Kelly Crane can be contacted at (970-209-2369) or office (970-252-6000) to report a violation and/or handle any issue regarding wildlife.

### 3. **Committee Updates**

1. **Road Committee:** Once the contract is signed, United Paving will start Monday, August 7<sup>th</sup> with chip sealing and are slated to finish in late August;

Weed Control: Property owners were asked to handle weed control on their properties. A discussion ensued as to whether Clearnetworx should be contacted to contribute to weed control.

The board discussed the possibility of liability with property owners handling spraying of weeds.

The Road Committee will get an estimate for next season's weed spraying services.

A clearer definition of the Road Committee's responsibilities and policies will be drawn up by the board and discussed with the existing Road Committee members.

2. **ARC Committee:** Jerry Simon reported 31 active projects, with 7 of those projects at or near completion. 3 projects have been completed and had their conformance deposits refunded. The board passed a motion to appoint Ken House as a non-voting member of the ARC.

3. **CRC Committee:** Simon Ward reported on the work being done on the Bylaws, Policies and Procedures, and Covenants and said they are about 80% completed.

4. **Welcome Committee:** Mike Jones reported on the work of the Welcome Committee.

5. **Nomination Committee:** Gen Spangler reported on the ballots for the upcoming election and introduced the candidates running for the board positions. New candidates Andrew Clauss and Katherine Paison-Senn both spoke, along with existing board members running for re-election, Randy Mathis and Mike Jones. Ballots will be mailed and emailed to the membership with ballots due July 18<sup>th</sup>.

### 4. **Old Business**

No old business items were on the agenda.

### 5. **New Business**

A motion was made and passed to give the administrator (Evelyn Bailey) a raise of an additional \$125 per month.

Randy reported on the clubhouse fire update. All investigations have been concluded along with the asbestos testing by the environmental company. The demolition will need to be engineered. The county of Ouray is involved in the process. The board will send a certified letter of notification to the owners to start the demolition timeline of 4 months with April 23<sup>rd</sup> as the start of the timeline and will monitor the process of the demolition along with the county.

The meeting was adjourned at 6:13 p.m.