

**BOARD OF DIRECTORS MEMBERS' MEETING  
MINUTES  
FAIRWAY PINES ESTATES OWNERS' ASSOCIATION  
March 9, 2023 at 5:00 p.m.  
via Zoom and Log Hill Fire Station**

The meeting was called to order by President Randy Mathis at 5:05 p.m. President Randy Mathis, Vice President John Peters, Secretary Bob del Rossi and Board Member Paul Stashick were all in attendance at the Fire Station. Treasurer Mike Jones was in attendance via Zoom.

Evelyn Bailey (administrative assistant) hosted the Zoom portion of the meeting.

Prior to the start of the meeting, President Randy Mathis made an announcement to the members apologizing for not holding a meeting in February, however, many of the board members were out of town and so the meeting was delayed.

He also reminded the members that the meetings are for members only and not open to the general public. Additionally, the information discussed in the meetings is for members use only and is not intended to be discussed outside of the association and not intended for distribution and/or publication without the board's approval. It is intended for the members' personal use as it pertains to the business and operation of the association. He asked that members be mindful when expressing their opinions, making sure it is understood that it is their own opinion and not the opinion of the board members. Otherwise, it can have an impact on the association and possibly hurt the reputation of our community and leave us open to litigation. If you have a concern or issue that needs to be addressed to the board, please email the board via Evelyn, administrator, at [ebaileyfppoa@gmail.com](mailto:ebaileyfppoa@gmail.com) and it will be forwarded on to the board and addressed in a future board meeting. He encouraged the members if they have comments/concerns to take that avenue to reach the board instead of talking to an individual board member. He said he intends to make that process part of our Policies and Procedures.

Tonight's meeting is a work session for the board to go over the proposed revisions for the ARC Standards and therefore there is an abbreviated agenda. The ARC revisions have been posted on the website since 2/14/23 for review. 14 inputs were received from the members regarding the proposed revisions. He said if time permits tonight, they will take comments. If there is more work to do and a consensus on the revisions is not reached, then the meeting will be recessed and an additional meeting will be called to finish up the revisions.

**1. Report from ARC**

Jerry Simon of ARC reported 32 active projects, with two conceptual reviews presented on the 6<sup>th</sup> and two more conceptual reviews scheduled for next ARC meeting 4/10. Of the 32 active

projects, 8-9 have had their COO's issued but either have not passed or not requested their conformance reviews or their refund checks.

Randy added that ARC was reviewing the conceptual reviews under the current ARC standards.

## **2. Report from the Road Committee**

Eric Loeb reported that they are scheduled to do the gravel roads (Bobcat and Pronghorn) by early June. He indicated they will have three bids, including the bid they already had for asphalt, and they are also exploring the chip seal option for the gravel roads, along with chip sealing Marmot and Badger as a top coat. Bids are expected by April.

## **3. Board Discussion on ARC Revisions**

Randy began by explaining how he incorporated the suggestions/comments/inputs that were received and embedded them into the existing ARC document that was posted to the website.

At this point, the Meeting Minutes from the January meeting were approved.

Evelyn was able to screenshare the revisions document with the Zoom audience.

Prior to the discussion of the revisions, John Peters asked if there were any limitations in revising the standards due to the existing paragraph, "These Standards are updated from time to time to comply with modifications in the Ouray County regulations regarding property structural components, driveways, and tree and wildfire mitigation." Randy answered that it wasn't from the perspective of the Policies and Procedures which govern the ARC documents.

Paul Stashick mentioned that any reference to Liberty Belle Village should be removed from the ARC Standards as they no longer apply.

At this point the board commenced the discussion of the proposed revisions, along with input from Jerry Simon of ARC and Steve Williams.

The meeting was continued to the following week (March 22<sup>nd</sup> at 4:00 p.m.) to finish up the discussion on the revisions.

Meeting was adjourned at 9:10 p.m.