

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
July 10, 2021**

**MINUTES**

**PRESENT:** Board Members:  
Nyle Brown – President  
Chuck Lockhart – Vice President  
Bard Glenne - Director  
Gary Burt - Director  
Chris Black - Director

**NOT PRESENT:**

**Owners:**  
Bert Hughes

**Management:**  
Sharon & Chuck Williamson

**CALL TO ORDER**

The meeting was called to order at 10:02 a.m.

**ESTABLISH A QUORUM**

A quorum was established with five (5) Directors present.

**RESIGNATION OF BERT HUGHES**

Bert Hughes sold his Fairway Nine I Condominium and resigned from the Fairway Nine Board of Directors. ***MOTION: Gary Burt moved to approve acceptance of Bert Hughes resignation from the Fairway Nine I Board of Directors, Nyle Brown seconded, and motion unanimously approved. MOTION: Nyle Brown moved to approve Bard Glenne to fill the vacancy on the Board of Directors, Chris Black seconded, and motion was unanimously approved.***

**READ AND APPROVE 7/25/2020 MEETING MINUTES**

Chuck W. reported that the July 11, 2020 meeting minutes were sent to all directors prior to the meeting for their review. After comment, ***MOTION: Gary Burt moved to approve the July 11, 2020 meeting minutes as presented, Nyle Brown seconded, and motion was unanimously approved.***

**FINANCIAL STATEMENTS**

***Review Current Financial Statements as of 6/30/2021***

Chuck W. reported the following account balances:

Capital Reserve Sav - US Bank	\$ 49,301.62	
Checking - US Bank	\$286,795.48	
Operations CD	\$115,033.51	
Capital Checking	\$ 55,605.53	
Total Checking/Savings		\$506,736.14

## **Operational and Capital 2021/22 Proposed Budgets**

**Operational Budget** - Chuck W. stated that prior to the Board meeting the 2021/22 proposed Operational and Capital budgets with assumption information was sent to all Board members for their review. Chuck explained that while landscaping is anticipated to be significantly over budget, this is primarily due to timing of the billings in the transition from Nichols Landscaping to Bigwood landscaping. Much of the overage is a result of Nichols late billing carried into 2020/21 from the 2019/20 landscaping season. The landscaping budget amount for 2021/22 has been proposed at a lower cost than the projected 2020/21 actual expense. Chuck W. expressed concern about the current insurance coverage and property value estimates. He explained that construction costs and condominium valuations in Sun Valley have experienced sharp increases in 2020/21. He proposed that the 2021/22 insurance coverage valuations be increased by 10% to more closely reflect actual replacement cost. It is estimated that premiums will increase accordingly. The remaining budget line items are similar to, or the same as, those budget amounts proposed in the 2020/21 budget. Chuck W. anticipates a budget deficit of approximately \$9,000 in 2021/22. He reported the amount of cash in operational checking and savings is more than adequate to cover the anticipated shortfall without a dues increase in 2021/22.

**Capital Budget** – Those present reviewed the proposed Capital Budget, Gary suggested that approval be tabled until it can be determined the extent of the capital projects anticipated. Gary explained that it has not yet been determined if changing colors will actually occur and to what extent building repairs and improvements may be required prior to painting. *(See Additional Discussion Below)*

**After discussion, MOTION: Nyle Brown moved to approve the Operational Budget as proposed, and table the Capital Budget approval until the Building Review and Improvement Committee can determine the extent of the projects and costs they will be proposing, Gary Burt seconded, and motion was unanimously approved.**

## **OLD BUSINESS**

### **Building Review and Improvement Committee**

#### ***Excerpt from July 11, 2020 Meeting Minutes***

*Pursuant to budget discussions with regard to forming a Building Review and Improvement Committee, the Board appointed the following individuals who have previously expressed an interest in serving on the committee:*

*Chris Black – Chairperson*

*Olga Dykeman – Owner*

*Julie Boehm – Owner*

*Patty Lockhart – Owner*

*Bard Glenne – Owner*

Chris reported on the activity of the Building Review and Improvement Committee. The Committee members have toured the Association project and assessed the buildings for improvements and repairs. Sample light fixtures were installed by the Committee at various locations. The cost to replace the light fixtures with those approved by the Committee would range between \$50,000 to \$60,000 for the fixtures plus the cost of installation. Pursuant to discussion, Chuck W. explained that the

Committee will need to meet frequently over the next few months as there are significant expenses which may be looming in the next 1 to 3 years. Chuck W. suggested Committee members meet to formulate a construction and improvement plan which can be presented to the Owners at the Annual meeting. The plan should include the following:

- 1) Building Repairs Prior to Painting.
  - a. Stucco Repairs.
  - b. Entry Deck Repairs
    - i. Supports & Footing Repairs.
    - ii. Deck Surface Material Replacement.
    - iii. Stair Inspection and Tread Replacement.
    - iv. Trash Collection Area Rebuild
  - c. Facia and Siding Replacement.
  - d. Other
- 2) Exterior Painting Plan
  - a. Color Change Consideration
  - b. Vote of the membership
- 3) Building Improvements:
  - a. Light Fixtures
  - b. Unit Number Replacement
  - c. Deck Railing Redesign.
- 4) Pool, Hot Tub and Building Rebuild
  - a. Building Redesign and Replacement.
  - b. Pool and Hot Tub Layout
  - c. Fencing and Pool Deck Area Design

Chuck W. explained that depending on what the committee proposes for exterior repainting and structural improvements, each portion of the total plan can be better defined, and cost estimates received prior to taking any action. He suggested that the Committee meet and discuss these important issues and begin the process of informing the membership as to the extent the Committee review.

Chris asked about the potential use of financing for these projects. Chuck W. stated it may be possible to obtain financing and this will be reviewed and considered as part of the overall improvement plan.

After considerable discussion, those present agreed that the owners be informed at the Annual Meeting as to the extent of reconstruction and improvement under consideration. Nyle Brown expressed that it was important for people to know that the Fairway Nine Association is approximately 40 years old and that significant repairs should be anticipated. Chuck L. expressed his concern that a significant number of new owners purchased their units given its appearance and cautioned against too much variance from the existing building style and colors. Those present agreed.

**Pool, Hot Tub and Bathhouse Rebuild** – Chuck W. reported that he received a pool design layout from Salt Lake based Infiniti Pools. The plan shows a new hot tub, pool and pool deck design. He stated that he would like to work with the Building Review and Improvement Committee to analyze the reconstruction options to be considered for this project. The total cost would be shared among all owners in Fairway Nine Phase I, II and VII association groups. The total cost for recreational facility

renovations for Fairway Nine I would be approximately 58% of the total costs. The balance being paid by Fairway Nine II and VII. Chuck W. stated that he would highly recommend that in the replacement of the pool bathhouse to consider the use of modular construction for both cost benefit and construction quality.

**Annual Meeting** – The annual meeting is scheduled for Saturday August 14, 2021, at 9:00 a.m. at the Fairway Nine Pool. Those present instructed management to include on the agenda preliminary discussions for building and recreation facility improvements under consideration by the Board.

## **NEW BUSINESS**

**New Landscaping Installed** – Bard reported that he has heard several people be very complimentary in their remarks with regard to the new landscaping installed.

**Dip on Middle Entrance Road** – Bard asked if anything could be done with regard to the small and severe dip at the middle entrance located on Fairway Nine II properties. Chuck W. stated he and Sharon did not manage the Fairway Nine II Association; however, he will ask the Fairway Nine II property managers if there is anything that can be done.

**Short Term Rental** – Bard asked if anything can be done that would limit short-term rental stays to a minimum of 7 days. Chuck W. reported that Fairway Nine has taken steps to regulate in an acceptable manner short-term rental in Fairway Nine. He expressed his uncertainty if anything can be done to limit the duration of the stay and suggested an attorney may be needed to review this question. Chuck W. stated he would informally request in the next newsletter that owners renting their units have a 7-day minimum stay.

**Skylights/Awnings** – Chris asked if Fairway Nine I had an established approved standard for skylight and awning installations. Chuck W. reported that skylight installation is reviewed on a case-by-case bases. Gary reminded those present the last skylight application reviewed by the Board was denied. The skylights currently installed were done so by the developer and incorporated into the roof construction. New skylight installations have the potential for leaks and present issues associated with snow removal. Chuck W. suggested that awnings be a consideration of the Committee when the colors have been finalized.

## **ADJOURNMENT**

With no further business, ***MOTION: Nyle Brown moved to adjourn the meeting, Gary Burt seconded, and the meeting was adjourned at 10:40 a.m.***

Respectfully Submitted,

Chuck Williamson  
Recording Secretary