

Fairway Nine I Condominium Association  
Board of Directors Meeting  
Saturday July 29, 2017 9:00 a.m.  
Ranch Clubhouse

MINUTES

**PRESENT:** Bob Nicholson – President  
Nyle Brown – Vice President  
Bert Hughes – Secretary/Treasurer  
Chuck Lockhart – Director  
Gary Burt – Director – Via Phone Conference  
Sharon & Chuck Williamson -Managers

**CALL TO ORDER:**

Bob called the meeting to order at 9:03 a.m.

**ESTABLISH A QUORUM**

A quorum was established with all directors present.

**READ AND APPROVE 7-30-16 MEETING MINUTES**

**MOTION:** Bert Hughes moved to waive the reading of the July 30, 2016 minutes and approve as written, Chuck Lockhart seconded, motion unanimously approved.

**FINANCIAL REVIEW**

**Approve 2017/18 Operational & Capital Budgets**

**Operational Budget:** Board members received the financial information in advance of the meeting. Water and Sewer and snow removal overages were incurred in 2016/17. Chuck Williamson reported that management is proposing a balanced budget for 2017/18 which would require a 7% increase in operational dues. The impact is an overall 5% total dues increase after taking into consideration capital reserve collections where no increase is being proposed. Those present expressed concern about approving a dues increase at this time having just raised the dues in the previous year. Chuck W. stated that owners were informed the Board would consider balancing the budget as may be required at the last owners meeting. Chuck Lockhart expressed concern about raising dues while there was significant operational cash on hand. Chuck W. explained that while the Association does have excess operational funds on hand to cover an anticipated budget shortfall, over time the budget deficit will continue to grow requiring a larger dues increase to balance the budget when required as operational excesses are depleted.

**Capital Budget:** Chuck W. requested that the Board approve the deferral of the \$70,000 approved in 2016/17 for the irrigation main line replacement into fiscal year 2017/18. Management has been made aware of technology advances in controllers that may provide a less costly alternative while reducing overall water consumption. Bob asked about the parking lot paving schedule and how this affects the planned replacement in fiscal year 2018/19. Chuck W. explained that should the trunk line replacement be required management could have contractors bore under the asphalt to avoid any surface cuts through new asphalt.

After thoughtful consideration and extensive discussion, **MOTION:** Bert Hughes moved to approve the 2017/18 operational and capital budgets as proposed with a 7% operational dues increase, Nyle Brown seconded, motion was unanimously approved.

## **OLD BUSINESS**

### **Landscaping Improvement Plan**

All Board members expressed their concern and dissatisfaction over the natural landscaping appearance. Board members have received many negative comments from owners in the area. Chuck Williamson reported that the landscape architect, Rob King, made an onsite visit and reviewed the area with management. Rob stated that while the natural areas are progressing as anticipated the tall grasses will vary in height based on water availability each year. Rob suggested maintenance alternatives which may help the overall appearance and allow owners to view a couple different appearance options:

- 1) Cut all tall grasses back on the north hillside between the stairwell and 4328. This will allow owners to view the area devoid of tall grasses while maintaining the lower natural grass underpinning.
- 2) Mow an edge, at a height of five inches, around the tall grasses and stone providing a transition area from short to tall grass in the area between 4329 and 4330. *Note: Based on the Board and owners dissatisfaction with the current natural grass appearance management will increase this method of maintenance to all remaining natural grass areas.*

Chuck Lockhart expressed his concern that the area is detracting from the property value and the Board should consider returning the entire area to a maintained landscaped state.

Bob Nicholson expressed his belief the area could be improved with transition or buffer area and still maintain some natural grass areas. Bob stated that he will approach this with the owners at the annual meeting stating this is a work in progress and the Board will continue to pursue an appearance that is acceptable to the owners.

Bert Hughes stated owners should be made aware of future water availability concerns and the Boards desire to positively impact the overall budget through reduced maintenance and water costs. Bert suggested that Management have the landscape architect provide a few locations that Board members can visit to see where natural grass landscaping has been successfully implemented.

All Board members agreed the current appearance looks unkempt and action should be taken prior to the Annual meeting and instructed management to immediately implement the suggestions of the landscape architect. All Board members agreed input from the owners should be solicited during the annual meeting.

## **NEW BUSINESS**

### **Annual Meeting**

All Board members agreed to serve should the membership desire to re-elect the current slate of directors.

## **ADJOURN**

With no further business, Bob Nicholson adjourned the meeting at 11:08 a.m.

Respectfully Submitted,

Chuck Williamson  
Recording Secretary