

**Fairway Nine I Condominium Association
Board of Directors Meeting
July 30, 2016**

MINUTES

Agenda Business Items

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| 1. Approve Previous Meeting Minutes |
| 2. Financial Review – Approve 2016/17 Operational & Capital Budgets |
| 3. Landscape Improvement – Status Report |
| 4. Pool Area Improvement – Status Report |
| 5. Fairway Nine II – Water Cooled Air Conditioner – Status Report |
| 6. Tree Removal Requests |
| 7. Light Fixtures, Building Number & Deck Awnings/Shades |

Motions Made

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| 1. Motion to Approve July 20, 2015 meeting minutes. Page 1 |
| 2. Motion to Approve deferring asphalt replacement & add irrigation trunk line to capital budget. Page 2 |
| 3. Motion to Approve Operational and Capital Budgets as Amended. Page 3 |
| 4. Motion to Approve 4301 Tree Removal Request. Page 3 |
| 5. Motion to Deny 4330 Tree Removal Request. Page 3-4 |
| 6. Motion to Deny 4358 Tree Removal Request. Page 4 |
| 7. Motion to Approve 4352 Tree Removal Request Conditioned on Replanting Requirements. Page 4 |

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

CALL TO ORDER

Bob Nicholson called the meeting to order at 9:55 a.m.

ESTABLISH A QUORUM

A quorum was established with all directors present in person or via conference call.

READ AND APPROVE 7/20/15 MEETING MINUTES

Those present reviewed the minutes from the July 20, 2015 meeting of the Directors. With no corrections or additions, ***MOTION: Gary Burt moved to approve the minutes as presented, Bert Hughes seconded, motion unanimously approved.***

FINANCIAL REVIEW

Balance Sheet Review: Chuck W. reviewed the balance sheet with those present. There were no significant events and the Accounts Receivables indicate no accounts in arrears at this time. The balance sheet report distributed to all Board Member indicated cash on hand as follows:

Capital Reserve Savings:	\$116,055.84
Operational Checking US Bank:	\$ 35,815.66

Operational Savings – DL Evans:	\$108,341.84
Capital Reserve CD- DL Evans	\$100,000.00
Capital Res. Checking:	\$ 55,009.07
Total Cash:	\$415,222.41

Operational Budget Review: The proposed 2016/17 Operational and Capital budgets along with assumptions were distributed to the Board Members prior to the meeting. Chuck reported the most significant expense item change expected to occur in 2016/17 is the water and sewer expense. Sun Valley Water and Sewer has approved water rate increases for domestic and irrigation consumption. Domestic water use is expected to rise by 30% and irrigation rates will increase by 40%. Management is estimating this will increase overall Sewer and Water charges by approximately \$10,000 per year. Due to the water rate adjustments a 5% operational dues increase was proposed. Chuck W. reported the previous dues increase occurred in 2008. Fairway Nine I Owners have been informed for last three years a dues increase could be required as a result of inflationary factors.

Capital Budget Review – Chuck W. proposed the following changes to the capital reserve spreadsheet and budget:

- 1) The addition of \$9,000 to landscape improvements for dumpster screen improvements requested by Fairway Nine VII.
- 2) Deferring “Asphalt Replacement and Grinding” totaling approximately \$180,000 for 1 – 2 years allowing for sprinkler main line replacement to be initiated in 2016/17.
- 3) The addition of \$70,000 in 2016/17 to replace the irrigation trunk line supply.

Chuck W. recapped the Fairway Nine VII dumpster screen landscape improvement project. The plan includes modest screen repairs, retaining modifications, tree removal and shrub installation.

Chuck W. recommended deferring the asphalt replacement project until after the irrigation trunk line is replaced. The asphalt may need to be cut to accommodate the new irrigation trunk line if approved by the Board.

Chuck W. explained the irrigation trunk line, currently 1 to 1 ½ inch laterals off the main water line, requires a conversion to a 3 inch line encircling the entire property to provide adequate flows and pressures for proper sprinkler head operation. A new baseline clock would be installed in preparation for ongoing sprinkler system improvements. The base line clock would be able to control the entire irrigation system replacing the multiple clocks currently installed in various locations on the property. Board members commented the natural grass landscape plan combined with a properly functioning irrigation system should help reduce overall water consumption. The goal of landscape irrigation improvements and natural grass planting is to reduce maintenance and water expenses in the future. Gary Burt requested that management include a water conservation plea to the owners in the next newsletter. Those present agreed.

After discussion, ***MOTION: Bob Nicholson moved to approve Managements recommendation to defer the asphalt replacement 1 to 2 years in the capital reserve budget and add the irrigation trunk line replacement of \$70,000 in 2016/17, Bert Hughes seconded, motion unanimously approved.***

MOTION: Bert Hughes moved to approve the 2016/17 Operational Budget with a 5% dues increase and the Capital Budget as amended, Nyle Brown seconded, motion unanimously approved.

OLD BUSINESS

Landscape Improvements Status –Chuck W. reported the landscape improvements had been completed per plan. Construction delays were primarily due to the rock delivery taking longer than anticipated. Those present expressed their overall satisfaction with the landscape improvements completed.

Pool Area Improvements – Chuck W. reported the pool has been re-plastered, the walkway around the pool removed and replaced with pavers and a new coping installed. New tables and umbrellas have been ordered and will be installed when they arrive. This completes the major repair requirements for the pool area. Funds have been set aside for additional pool furniture in 2016/17.

Fairway Nine II – Water Cooled Air Conditioner Lawsuit - Status – Chuck reported the first of two (2) lawsuits has been settled. The settlement requires the air conditioner installed in the common area be removed by October 31. The second suit has an ADA component where the owner is suing over the Association's right to deny installation of an air conditioner when required by the owner for medical reasons. Chuck expressed that should the owner prevail in this lawsuit it could impact Fairway Nine I and other associations in the State. The Board may need to consider under what circumstances and guidelines air conditioning would be permitted. Management will continue to monitor and investigate air conditioner installation alternatives. Management will report to the Board on the lawsuit determination when it becomes available.

NEW BUSINESS

Tree Removal Requests: The Board Members present walked the property and surveyed the tree requests prior to the start of the meeting.

4302 – Dyckman – The owners are requesting permission to remove, at their expense, two (2) large spruce trees immediately adjacent to the front deck of their condominium and unit 4301. The Board members reviewed the comments from neighbors. Bob Nicholson stated that the trees in questions are positioned very close to the building and one of the trees could represent a hazard to the structure. The other tree positioned the farthest away appears to be dying from the center out and may need to be removed soon. There are several other tree stumps in the area from trees previously removed. Bob recommended approval of this request and that the Association clean out the roots and stumps after the trees are removed. Bert commented several large aspen behind the spruce should still provide some privacy for those opposed to the tree removal. After discussion, ***MOTION: Bert Hughes moved to approve the Owners of unit 4302 request to remove the two (2) spruce trees, at the owners expense, and have the Association remove the stumps and roots in the area, Bob Nicholson seconded, motion unanimously approved.***

4330 – Vassau & Johnson – The owners are requesting, at their expense, permission to remove a large spruce situated off the back deck of their condominium. Those present reviewed the neighbor comments which expressed a negative response to this request. Bob Nicholson stated that the tree poses no problem to the building and does not appear to have any disease. Bob expressed the removal of dead limbs and lacing of the tree could improve the overall appearance and should be tried initially to determine if this may satisfy the owners view preservation concerns. After discussion, ***MOTION: Bob moved to deny the owners request to remove the tree and direct Management to remove dead limbs and lace the tree similar to that done in other areas of Fairway Nine, Gary Burt seconded, motion unanimously approved.***

4358 - Glenne – The Owner has requested the spruce tree at the corner of their building be removed. The reason stated was it poses a hazard to the building given that it has two primary trunk shoots that branches to four separate tops. The owner claims this make the tree top heavy posing a risk of falling into the building. Sharon reported that she contacted a local arborist services provider for an opinion. Pat Rainey, owner of Alpine Tree Service, inspected the tree and stated there was little or no threat of it falling over at this time. The arborist stated that if one of the tree halves is removed then the other half should be removed as it would then become unstable. Bob stated the tree was laced last year to accommodate the owner upstairs to keep the tree but allow more light into the building. After discussion, ***MOTION: Bert Hughes moved to deny the request to remove the tree based on the opinion by Alpine Tree Service indicating there is no immediate threat to the building, Bob seconded, motion unanimously approved.***

4352 – Lockhart – The owner of unit 4352 is requesting removal of a large spruce impacting the parking area in front of unit 4357. Bob Nicholson commented the tree is planted on a steep incline and leaning towards the building, it impedes snow removal and is the source of substantial ice buildup with safety concerns in the

winter. The spruce has lower limb tree damage as snow is pushed up against the tree in the winter. However, there is concern when this tree is removed the front entry to 4357 would be exposed. In keeping with the landscape improvement plan, Bob suggested if the Board votes to remove this tree then three Swedish Aspens be replanted in the same manner as just completed in front 4333. The aspens will drop their leaves allowing sunlight into the parking area during the winter. Chuck W. stated management had recently purchased grow bags, for shrub planting, to be positioned in the gravel areas where drainage work was completed. Upon removal of the spruce tree and planting of Swedish Aspens, the Association should, in keeping with the overall landscaping plan, continue the shrub planting in this area. After discussion, *MOTION: Gary Burt moved to approve the removal of the spruce tree, replanting with three (3) Swedish Aspens and shrubs as designated on the master planting plan, Bert Hughes seconded, motion approved with Chuck Lockhart abstaining.*

Building Numbers and Wall Sconce Lighting – Gary reported he was approached by an owner who would like to replace the unit numbers with something more updated. Gary informed the owner he would bring this to the Boards attention and the next time the buildings are painted they would review replacing the numbers. Bob suggested that if the Board considers replacing the unit numbers they should also review changing out the exterior building light fixtures. The current fixtures are difficult to maintain and can no longer be purchased new. After discussion those present agreed a committee should be formed to review address numbers and lighting options when the buildings are next painted.

Shades and Awnings – Bert Hughes suggested the Board review standardized shades and awnings for decks. Chuck W. stated there could already be an awning policy in place and that he would review the approved resolutions by the Board and report back. Bert stated he would be willing to serve on a committee to review this matter as may be required.

ADJOURN

With no further business, *MOTION: Bob moved to adjourn the meeting, Bert seconded, the meeting was adjourned at 11:23 a.m.*

Respectfully Submitted,

Chuck Williamson
Recording Secretary

Action Items
1. Send conserve water plea in next newsletter.
2. Make budget modifications and post approved budgets to website.
3. Contact Owners making tree removal requests.
4. List Building Numbers and Wall Sconce lighting for review when buildings are repainted.
5. Review Board Resolutions for Awning Guidelines.