

**Fairway Nine I Condominium Association
Annual Membership Meeting
August 10, 2019**

Minutes

PRESENT: Nyle Brown – President
Chuck Lockhart – Vice President
Gary Burt - Director
Sharon & Chuck Williamson – Managing Agents

OWNERS: See Attached Listing

CALL TO ORDER

Nyle called the meeting to order at 9:05 a.m.

COMMENTS FROM SVEA

Chuck Williamson reported the following on behalf of SVEA:

- 1) Passing of Peter Jarvis – Pete Petersen, former SVEA President, was appointed to complete the term of Peter Jarvis who passed away as a result of a car accident earlier in the year.
- 2) The Village Racquet Sports facility renovation have been started. The first phase involving the installation of 2 new Har-Tru tennis courts has been completed. The installation of 8 new post tension concrete pickleball courts is scheduled to begin on September 3, 2019. The courts will be completed in the spring. Owners will be asked to ratify the Board decision to install a new building that will include a check-in area, storage and restrooms. The cost of the building is anticipated to be \$166,000. Since the improvement is over \$100,000 the Board is seeking owner approval of their decision to proceed with the building as planned.
- 3) Bike path easement agreements with the City has been completed. E-bikes are now permitted on all the City bike paths in accordance with an ordinance passed earlier in the year by the City of Sun Valley. This ordinance will be reviewed again by the City in October 2019.
- 4) Twin Creek owners are requesting that SVEA clear the title and assume ownership of the common areas that include the ponds in this area. The ponds are reportedly in poor condition and the owners would like SVEA to recondition the ponds and bring them back to their original condition. The SVEA Board is currently reviewing available options.
- 5) Recreational facilities may be subject to operational adjustment in available hours and services due to a labor shortage compounded by an earlier school startup schedule approved by the Blaine County School Board. Owners will be kept informed via eblasts.
- 6) Development plans for Elkhorn Springs have not yet been submitted. The initial plan is for 35 residential units in close proximity to the Village Har-tru tennis courts. Dave Hennessy is currently working on an alternate project. Mr. Hennessy has transferred his ownership interest in the Sunshine parcel to his partners. The Sunshine Parcel is located in the Village core near the Indian Springs and Sunburst Condominium Associations. The owners of the property have been in contact with SVEA about the possibility of development in the near future. The Crown Ranch phase IV project that was under review by the City of Sun Valley and SVEA has been withdrawn by the developer. There was substantial resistance at the City for the 11 unit project and the developer was unable to financially proceed with fewer units.

- 7) The City of Sun Valley has formed a forestation committee. The purpose of this committee is to review all tree planting in Sun Valley and assess the fire danger posed by plantings which may be too close to structures.

ESTABLISH A QURUM

A quorum was established with 60.0144% represented in person or by proxy.

PRESIDENT COMMENTS

Nyle reported the passing of Bob Nicholson earlier in the year. The Board appointed Chris Black to fill his position on the board. Nyle expressed his appreciation for Bob and his role in helping maintain the Fairway Nine I Association in a manner appreciated by everyone. Nyle reported on the Boards approval to remove several trees near 4308 and 4358. The owners are very pleased with the outcome. Additional trees will be removed as may be required to restore views and protect the buildings from damage.

READ AND APPRVE THE 8-11-2018 MEETING MINUTES

The August 11, 2018 Annual Meeting minutes were sent to all owners for review prior to the meeting. With no correction or additions, ***MOTION: Nyle Brown moved to approve the minutes as presented, John Hauschultz seconded and motion was unanimously approved.***

FINANCIAL REVIEW

Chuck reviewed the year to date financial statement with those present. The current account balances were reported as follows:

Capital Reserve Saving: US Bank	\$ 58,020.08
Checking – US Bank	\$170,640.46
CD – Operational – DL Evans	\$110,965.08
CD – Capital – DL Evans	\$ 1,217.88
Capital Checking – DL Evans	\$ 55,324.89

Chuck reported the Board has approved the 2019/20 budget and no changes in the current dues structure are proposed. The insurance deductible remains at \$25,000 for water losses. Owners are responsible for the water loss deductible if there is a loss and the water main has not been turned off when the unit has been vacated for more than 48 hours. Snow removal was significantly over budget due to heavy snow fall in February. Snow had to be removed from the roofs due to leaking which occurred. Overall, the revenues and expenses for the years were as anticipated. The Capital budget was adjusted mid-year to allow for an increase in the exterior painting allocation for touchup painting in 2019. The buildings are scheduled for a complete repaint in 2021. In 2020 seal coating of the parking areas will be done. The hot tub replacement will be done as may be required. The hot tub replacement cost has been deferred from year to year until replacement is required. The Board will be forming a building review committee prior to completing the exterior painting project. The goal of the committee will be to review the current condition of the structures and make recommendations on replacing light fixtures, deck railings, unit numbers and structural issues.

OLD BUSINESS

Landscape Improvements

Chuck reported the in addition to the trees removed near 4358 the Board has authorized the continuation of the natural landscaping plan on the hillside in this area. Rob King, landscape architect, will be reviewing and planning this fall for an early spring installation project. Owners present requested that the area in front of 4350 be reviewed for planting improvement as well. Chuck stated they would review this as part of the spring project proposed.

Insurance Deductible

As reported during the financial discussion the insurance deductible remains at \$25,000 for water losses. Owners vacating their condominiums for more than 48 hours must turn off the water mains. Chuck stated that the pre-winter inspections of condominiums for proper heat setting and checking water mains status found about 4 to 6 units where the water was not turned off. Management will continue to remind owners that they are responsible for the cost of the deductible in the event of a water loss related to not having the water main turned off while the unit is unoccupied.

NEW BUSINESS

Pool Gate Replacement

Chuck explained that management has now received the equipment necessary to convert the pool gate to an electronic access utilizing the SVEA database and amenity card system. The amenity access system will be functional for the winter season. Owners and guests with amenity cards will be able to scan their cards to gain access.

Short Term Rental Rules – Discussion

Chuck reported that the Board was asked to consider short term rental rules for the Association. Prior to taking any action to create additional rules, the Board wanted to receive comment from the members on the necessity. The request came from one owner; however, the Board believed it was an important topic to gather additional information prior to taking any action. The comments received from the owners on proxies showed that this topic was of significant importance. Approximately seventy five percent (75%) of the owners responding favored the Board being proactive in creating rules that would limit the number of people and cars; prohibit pets; require a local contact and enforce rental tax compliance. Chuck explained that the State of Idaho approved legislation that allows for short term rental. The purpose of this legislation was to ensure that taxes are collected and paid by the short-term rental agencies. Because of this legislation the County and City cannot prevent short term rental activity by county and city ordinance. The Fairway Nine I Association can't prohibit short term rental unless it was prohibited in the governing documents prior to the State taking action. Chuck explained that the Association can take action to make short term renting acceptable within the Association. Owners present reiterated these sentiments and requested the Board be proactive rather than reactive. The Board members present agreed to review the matter and discuss at their next meeting.

ELECTION OF DIRECTORS

Nomination were taken from the floor. John Hauschultz nominated the existing slate of directors; the motion was seconded. With no other nominations, the current Board was elected by unanimous consent. The Board members for 2019/20 are Nyle Brown, Chuck Lockhart, Gary Burt, Chris Black and Bert Hughes.

ADJOURNMENT

With no other business the meeting was adjourned at 10:20 a.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary