

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
AUGUST 11, 2018**

**MINUTES**

**PRESENT:** Board Members:  
Nyle Brown – Vice President  
Bert Hughes – Secretary/Treasurer

Owners – See Attached Listing

Management:  
Chuck & Sharon Williamson

**CALL TO ORDER**

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

**ESTABLISH A QUORUM**

A quorum was established with 61.28% represented in person or by proxy.

**COMMENTS FROM SVEA**

Chuck reported on the July 24, 2018 SVEA Board meeting. The OR-1 to REC land rezone application for the Skyline Parcel #2 was approved by Planning & Zoning. The application was later withdrawn, by the SVEA Board, when the City Council required that the application go back to P & Z for development restriction consideration. The rezone application for Sunrise Park from OS to REC was not approved. The SVEA Board will be reviewing the costs of maintenance to determine if they should continue expending funds for an amenity that has limited community use as OS (Open Space).

SVEA is pursuing pet waste bag stations placed on the Mountain Rides bus shelters throughout Elkhorn. SVEA will restock the bags as required. Chuck reviewed the summer programs with those present.

**PRESIDENT'S COMMENTS**

Bob Nicholson, President of Fairway Nine, was unable to attend due to illness. The President's report was tabled.

**READ AND APPROVE 8/12/2017 MEETING MINUTES**

Chuck reported that the meeting minutes were sent to all owners prior to the meeting. After comment, ***MOTION: Lynn Nicholson moved to approve waiving the reading of the August 12, 2017 meeting minutes and approve as presented, Leslie Wyss seconded, and motion was unanimously approved.***

**FINANCIAL REVIEW**

Bert Hughes, Association Treasurer, reported that Association was financially doing very well and that the Board has reviewed and approved the proposed budget for 2018/19. Chuck reported on the financial statements. The cash account balances for operational and capital reserves total \$528,355.93. The Account Receivable of \$17,118.44 is normal in the final month of the current quarter. There are a couple

accounts past due; however, no more than one quarter behind. Some of the accounts still owe on the plumbing assessment.

Chuck reviewed the year to date expenses with those present. Items of note are as follows:

#### *Operational Profit & Loss Statement*

*Other Income* – The \$6,778.54 represents an insurance loss payment by the Insurance company. This loss occurred in the previous year; however, payment was received in the current fiscal year. There is a corresponding expense under Insurance Claims which total \$9,278.54. The difference of \$2,500 is the deductible amount paid by the Association.

*Office Supplies* – The total of \$660.55 is over the \$250 annual budget amount because of the certified mailing to all owner approved by the Board for the plumbing project. The cost of that mailing was over \$500.

*Insurance Premiums* – The insurance Company had a minimal increase in 2017/18 because of the increase in the deductible from \$2,500 to \$25,000. This was a requirement of the insurance company to continue insurance coverage for Fairway Nine. Management anticipates a 5% increase in 2018/19 and have increased this line item in the budget.

*Snow Removal* – Snow removal is based on historical averages and was again budgeted for \$25,000 in 2018/19. If snow removal exceeds the budget amount the Board has the option for a line item assessment if deemed necessary.

*Water & Sewer* – Chuck reported that the impacts of the 2016/17 water and sewer rate increases are now being fully realized. The budget amount has been increased to \$49,500.

#### *Capital Reserve Income and Expense*

*Parking Lot Pavement Replacement* – On September 10, 2018 the parking area is scheduled to be replaced. The contractor will grind the existing asphalt, regrade and install 2 inches of asphalt. Drainage catch basins will be installed in two locations in the upper and lower parking areas. Speed dips will be considered by the Board. The duration of this project is anticipated to two (2) weeks.

### **OLD BUSINESS**

**Landscaping Improvements** – Chuck reviewed the history of the landscape improvement project at the entrance of 4317-4333. The natural grass was installed to test the ability to cut the water consumption and reduce maintenance. The natural grass was allowed to grow in 2017 after a large snow year resulting in the grass growing well above expectations. Owners did not like the look and expressed their concerns at the annual meeting. Management met with the Landscape Architect, Rob King, and asked his advice. Rob stated that the grass could be cut back in mid-June then allowed to grow naturally. This would limit the growth height of the grasses to 6 to 8 inches. This was done in 2018 and Chuck asked owners present their opinion on the results. Those present expressed that overall the appearance was satisfactory; however, some areas appear to be drying out. Chuck stated he would have the landscaper check the sprinklers and clean as may be required. Concern was

expressed about weeds in the natural grass areas as well and asked if the landscapers could hand weed a few times. Chuck reported that there remain a few owners who do not like the overall appearance. Chuck stated the Board will review and make a decision as to whether to continue with natural grasses along the driveway.

Robin East asked if the trees could be cut back along the bike path at the upper entrance. While the view has been improved with previous trimming efforts, the problem and inability to see oncoming traffic remains. Chuck stated management will check with the City to see what can be done.

**Unit Water Mains/Insurance** – Chuck explained that as part of the agreement to continue the insurance coverage for Fairway Nine, the insurance carrier requires that the water mains be turned off if the unit is vacant more than 48 hours. In the event of a water loss, where water mains have not been turned off in vacated units, the individual owner is responsible for paying the deductible of \$25,000. Leslie Wyss requested that Management put this in the next news letter to remind owners of their responsibility.

**Furnace Servicing 2018** – Chuck informed those present that American Heating is no longer in business. Management is working with past employees of American Heating who started their own business, High Altitude Heating, to provide this year's annual furnace servicing. Owners will be notified in the next mailing to sign up early so the work can be done in a timely manner.

## **NEW BUSINESS**

**Hot Tub Repairs** – Owners asked why the jets in the hot tub worked intermittently. Chuck explained there is a leak in the plumbing that is slated for repair after Labor Day. In addition, Chuck stated that there is a significant leak in the pool with the loss of thousands of gallons occurring over the summer months. A leak detection service is scheduled for after Labor Day to help management locate the leaks.

**Pool Furniture** – Sharon Williamson reported that she contacted Open Room, a local outdoor furniture supplier, to notify management of any end of year sales for chaise lounges. Top quality chaise lounges will cost \$300 to \$400 each. The past three years management has spent up to \$1,000 a year buying furniture for the pool area. The furniture management has been purchasing has not lasted more than 1 or 2 seasons. It is hoped that higher-end furniture will last significantly longer.

**Pool and Hot Tub Entry Gate** – Chuck reported that the entry gate is being reviewed for replacement. Management is trying to work with SVEA to see if their electronic locking system can be fitted to Fairway Nine. Using SVEA electronic lock software will allow owners and guests in Fairway Nine to access the hot tub with their valid SVEA amenity card. Hours of operation could be controlled through the computer software. Guest usage of the facilities can be better controlled and save cost. More information will be made available as management progresses on this project.

**Short Term Rentals** – Those present inquired as to the short-term rental issues facing the Association. Chuck stated that as short-term rental activity increases SVEA has noticed a decline in long term rental availability. This shortage has resulted in higher long-term rental rates and declining inventory. Wages are going to have to

increase so those residing in the area can afford a place to live. Chuck stated that some Associations are incorporating short-term rental rules which regulate the number of dogs, people and cars allowed for each unit. In addition, requiring a 24 hour a day local contact. Fairway Nine I may need to consider similar restrictions if the problems associated with short-term rentals escalates.

### **ELECTION OF DIRECTORS**

Chuck reported that the Board submitted a slate of Directors for owner consideration and approval. The slate consists of the same Board members from the previous year; however, the Board will be interviewing those owners who have expressed an interest in serving to fill vacancies as they might occur in the coming year due to sale of the condominium or health considerations. After discussion, ***MOTION: Carol Hughes moved to nominate the Board proposed slate of Directors for 2018/19, Lynn seconded, and motion was nominations were unanimously approved.*** With no other nominations, the Board slate was elected by unanimous consent.

### **ADJOURNMENT**

With no further business, Nyle Brown adjourned the meeting at 10:20 a.m.

Respectfully Submitted,

Chuck Williamson  
Recording Secretary