

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION  
ANNUAL MEMBERSHIP MEETING  
August 13, 2016**

**MINUTES**

**AGENDA BUSINESS ITEMS**

1. Financial Review
2. 2016/17 Capital Projects
3. Election of Directors

**IN ATTENDANCE**

<b>Board Members</b>	<b>Owners, Staff &amp; Others</b>
Bob Nicholson - President	Owners – See Listing
Bert Hughes – Secretary/Treasurer	Sharon Williamson
Nyle Brown – Vice President	Chuck Williamson
Gary Burt – Director	

**CALL TO ORDER**

Bob Nicholson called the meeting to order at 9:01 a.m.

**ESTABLISHMENT OF A QUORUM**

A quorum was established 62.3139% of the owners represented in person or by proxy.

**COMMENTS FROM SVEA**

Chuck reviewed the SVEA summer programs with those present and encouraged owners to attend the upcoming Wine and Water event. This event will allow owners to learn about the current water issues affecting the Wood River Valley. Chuck reported the Harker Center and Park areas have a renovated irrigation system which has reduced consumption from 50 gallons per minute on a zone to 11 gallons per minute on a zone. Chuck asked those present to consider applying for the SVEA Board or participate on a committee.

**PRESIDENT'S COMMENTS**

Bob reported on the Board's review and approval of various tree removal projects. The Board has authorized the removal of several trees either diseased or deemed a hazard to the buildings. Bob explained the new landscaping installed has been designed to reduce water consumption and maintenance. The scheduled asphalt replacement will be delayed for 1 to 2 years to accommodate the installation of a new irrigation main line that will extend around the entire property. The 30 year old irrigation system requires updating to provide the ability to efficiently irrigate the landscaping and reduce water consumption. Sun Valley Water and Sewer just announced rate increases of 30 and 40 percent for base domestic and metered irrigation respectively. New sprinkler heads will be installed once the main line and new controller has been installed. Bob reported as a result of significant water increases the Board has approved a 5% increase in dues for the Operational budget; however, no increase is proposed for the capital dues. This is the first rate increase in 8 years. The new landscaping design will continue through the Association as funds become available. Those present expressed their approval of the work done to date. Owners asking about the timing for potential completion of landscape plan were informed this is a long term project anticipated over the next several years and will continue as funds become available. Owners present expressed the Board should consider special assessing to expedite the completion of the landscape improvements. Bob explained the Board did review this; however, the entire project was estimated to cost one million dollars which was not feasible for a special assessment at the time. When asked about a master landscape plan it was explained there is a master landscape material pallet. Each area undergoing renovation has been designed individually and taken through the approval process. The design is consistent in that the plant materials for the improvements are selected from the master landscape materials list to promote uniformity.

**READ AND APPROVE 8-15-15 MEETING MINUTES**

Those present waived the reading of the minutes and after discussion, ***MOTION: Karen Burt moved to approve the minutes as presented, Lynn Nicholson seconded, motion unanimously approved.***

## FINANCIAL REVIEW

Chuck Williamson reviewed the financial statements with those present. It was stated the entire budget was little changed from the previous year. The 2015/16 budget indicated a deficit at year end; however, it is anticipated there will be a \$3,000 surplus. The water rate increase is anticipated to cost Fairway Nine I an additional \$10,000 a year as indicated on the budget. With this increase, as previously reported, the Board authorized an operational dues increase of 5%. The total dues increase when taking capital reserve collections into consideration is approximately 3.5%. Chuck reviewed the changes approved by the Board in the capital reserve budget. The Board has approved up to \$70,000 for the irrigation water line replacement and a new irrigation controller. The board also included up to \$9,000 to complete landscaping repairs around the dumpster area located on Fairway Nine VII property; however, expenses are shared proportionately by Fairway Nine I & II. Chuck explained the asphalt replacement totaling approximately \$180,000 has been deferred for two years. Chuck explained there was concern if asphalt replacement was done before the irrigation line was installed, there could be damage to the new asphalt during construction.

## OLD BUSINESS

### Capital Reserve Projects

**Landscaping Improvements** – Chuck reported this year's planned landscape improvements are complete. The Board has instructed management to remove a large spruce tree presenting a hazard in front of unit 4357. When the tree is removed the area will be replanted utilizing the master plan landscaping materials.

**Pool Coping, Walkway & Shade** – It was reported the pool coping and walkway were done. Management has ordered 2 tables with umbrellas to be placed and anchored in the patio paver addition installed.

**Tree Removal** – (As discussed in the President's Comments).

**Website** – Chuck reported the Association's website has been completed. All those who may need association information can go online to download governing documents, financial information, rules and regulations, meeting minutes and insurance information. The website address is [www.fairwaynineassociation.com](http://www.fairwaynineassociation.com).

## NEW BUSINESS

**Water Supply Line Replacement** – Chuck reported there is currently a water loss being repaired in Fairway Nine I estimated at over \$60,000. The damage was a result of a supply line leaking under a kitchen sink. Chuck asked those present to consider changing out all water supply lines to toilet, sinks, ice makers and laundry equipment. Most damage occurs due to the failure of these supply line. Chuck also reminded owners that anytime you leave your condominium vacant for more than a few days you should turn off the water main. Those present asked management to review replacement of the supply lines as a group. Chuck stated he would look into this and report back to the Board and owners.

## ELECTION OF DIRECTORS

Chuck reported the current directors expressed a willingness to serve again in the coming year and have presented a slate of existing Board members for owner approval. Chuck stated the Board encourages those interested in serving on the Board to attend meetings and serve in an alternate capacity should the need arise. Interested owners can then be brought up to date on the Association activities prior to actually serving on the Board which helps maintain continuity. After discussion, **Motion: Lynn Nicholson moved to approve the Board slate proposed, Karen Burt seconded, motion unanimously approved.**

## ADJOURN

With no further business the meeting was adjourned by unanimous consent at 9:58 a.m.

Respectfully Submitted,

Chuck Williamson  
Recording Secretary