

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION
ANNUAL MEMBERSHIP MEETING
AUGUST 14, 2021**

MINUTES

PRESENT: Board Members:
Nyle Brown – President
Chuck Lockhart – Vice President
Chris Black – Director

Owners – See Attached Listing

Management:
Sharon & Chuck Williamson

CALL TO ORDER

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

ESTABLISH A QUORUM

A quorum was established with 55.43% represented in person or by proxy.

COMMENTS FROM SVEA

Chuck reported on the following on behalf of the Sun Valley Elkhorn Association:

Village Pool – The Village pool construction is complete, and the facilities are now open for owner and guest usage.

Nominating Committee – During the July 9, 2021, SVEA Board meeting the directors approved reestablishing the Nominating Committee for the election of directors. Chuck explained this was done to assist owners in the board election voting process. He explained the elections are being decided by fewer owners as many don't vote because they do not know anything about the candidates other than a short bio sent with the ballot. The Nominating Committee should be able to vet the individuals and find out more about their desire to be a Board member.

Twin Creek Ponds – Chuck explained that the Board has reconfirmed their desire to convert the Twin Creek Ponds to a riparian corridor. They have hired professional engineering, landscaping, and wetland restoration experts to assist in the process.

Tennis/Pickleball Update – The tennis and pickleball facilities have had a tremendous play this summer season. Revenues are up 45% for tennis and 63% for pickleball over last year's record setting season.

Sunshine Parcel – Chuck reported that the Sunshine Parcel is currently on the agenda for review by the Sun Valley P&Z. The developers were required to reduce the proposed density of the first phase and agree to installing the infrastructure for all phases. The developer has indicated they intend to start construction this fall.

Rental Amenity Access Dues – Chuck reported that the Rental Amenity Access Dues are being collected and while there has been some pushback from rental owners, overall, it

has been implemented without much trouble. The fees collected to date total approximately \$180,000.

SVEA Board Members – Chuck encouraged those present to consider running for the Board.

PRESIDENT'S COMMENTS

Nyle Brown reported that the exterior painting has generally held up very well, however, it is scheduled to be done in the next year. The seal coating was completed in early summer. The Association has a new landscaping company that is learning how to maintain the natural grass areas; however, the Board will continue to monitor those areas and make adjustments to maintenance as may be required.

READ AND APPROVE 8/15/2020 MEETING MINUTES

Chuck reported that the meeting minutes were sent to all owners in advance of the meeting. After comment, ***MOTION: Nyle Brown moved to approve waiving the reading of the August 15, 2020, meeting minutes and approve as presented, Robin East seconded, and motion was unanimously approved.***

FINANCIAL REVIEW

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

Operational Profit & Loss Statement

Insurance Premiums – It is anticipated that insurance expenses will increase in 2021/22 with the increase in construction costs locally. Chuck will be requesting a quote with an increase in property valuations of 10%. This increase is reflective of higher costs of labor and materials locally. He encouraged owners to review their personal policies and consider purchasing “Betterment and Improvements” coverage for any remodel expenses incurred. In the event of a loss the current policy will cover the cost to rebuild as if it was constructed by the original developer. Other personal insurance considerations should include “Loss Assessments” coverage in the event a special assessment is required for any shortfall in the Association insurance policy. And lastly, owners should ask their personal insurance agents if coverage for the insurance deductible of \$25,000 is available if determined to be the owner’s responsibility.

Snow Removal – Snow removal is based on historical averages and was increased to \$27,500 in 2021/22. If snow removal exceeds the budget amount the Board has the option to implement a line-item assessment if deemed necessary.

Capital Reserve Income and Expense

Exterior Painting – Chuck W. explained that the painting could be pushed back an additional year allowing time for structural repairs to be completed prior to painting. A committee has been formed to review each building for necessary structural repairs. The Committee Chair, Chris Black will report the progress later in the meeting.

OLD BUSINESS

None

NEW BUSINESS

Building Review and Improvements Committee

Chris Black reported that an Improvements Committee has been formed and they are tasked with reviewing all buildings for aesthetic renovation which include new light fixtures and

address number replacement prior to painting. Sample light fixtures under review have been installed on units near 4378. The 40-year-old buildings are being inspected for structural repair. Structural repair considerations will include the entry decks, porches, and trash disposal areas. Structural alterations and improvements under consideration include new deck railings and surface materials. In addition, the Committee is discussing changes to the color scheme; however, any changes will need to be into consideration window trim color which is bronze clad. Chris stated these repairs and renovations may result in a special assessment, however, owners will be notified and given an opportunity for input prior to implementation.

Recreational Facility Replacement

Chuck W reported that the hot tub has severe leaking and the cost for replacement will be \$50,000 or more to replace in a similar size. When he informed Fairway Nine II and VII of this potentially large, shared expense, Fairway Nine II requested the review of replacing the entire facilities since the pool replacement is eminent and the building is 40+ years old as well. Initial discussions have taken place between all the Association's Board members. All agreed that the Association's should review and consider replacing the entire facilities at the same time as this may prove the least expensive option and knowing that the pool and building may soon require replacement as well. The pool currently has substantial leaks, and the main drain is shut down to slow the leaking which will continue to worsen. Chuck stated he has requested a price from Infiniti Pools for replacing the pool and hot tub as designed in the display shown to those present. Chuck stated he is reviewing the use of modular construction for the building replacement which is about 1/3 less than conventional stick-built construction and is of very high construction quality. The anticipated budget for replacing the entire facilities is generally estimated at \$700,000 to \$800,000. Fairway Nine I Association would be responsible to 57% of the total cost. The balance is split between Fairway Nine II and VII. Financing options will be reviewed in lieu of special assessment. Chuck stated he would keep the owners informed as this matter progresses.

ELECTION OF DIRECTORS

The Board submitted a slate of Directors for owner consideration and approval. The slate consists of the Board members from the previous year; Nyle Brown, Chuck Lockhart, Bard Glenn, Gary Burt, and Chris Black. The Board will be interviewing those owners who have expressed an interest in serving on the Board and may invite them to participate in meetings as a non-voting member of the Board. This will help those interested in serving to become familiar with Fairway Nine operations and fill vacancies should it become necessary. After discussion, ***MOTION: Mark Feuer moved to nominate the Board proposed slate of Directors for 2021/22, being duly seconded, the motion to elect the proposed board slate was 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 10:15 a.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary