

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
February 29, 2020**

MINUTES

PRESENT: Board Members:
Nyle Brown - President
Chuck Lockhart – Vice President
Bert Hughes – Secretary/Treasurer
Gary Burt - Director
Chris Black - Director

NOT PRESENT:

Owners:
Bard Glenn

Management:
Sharon & Chuck Williamson

CALL TO ORDER

The meeting was called to order at 10:00 a.m.

ESTABLISH A QUORUM

A quorum was established with five (5) Directors present.

READ AND APPROVE 9/28/2019 MEETING MINUTES

Chuck reported that the September 28, 2019 meeting minutes were sent to all directors prior to the meeting for their review. After comment, ***MOTION: Gary Burt moved to approve the September 28, 2019 meeting minutes as presented, Bert Hughes seconded, and motion was unanimously approved.***

FINANCIAL STATEMENTS

Review Current Financial Statements as of 2/29/2020

Chuck W. reported the following account balances:

Capital Reserve Savings:	\$ 7,976.68
Checking US Bank:	\$234,265.16
Operational CD – DL Evans:	\$112,300.42
Cap. Checking:	\$ 55,426.60

Chuck W. explained that the funds totaling \$41,318 indicated in “Due to From” on the balance sheet would be cleared later in the day. This will bring the capital reserve savings account up to \$49,294.68. In addition, the net other income shown on the capital reserve profit and loss statement totaling \$29,622.25 is currently due from Operations to Capital. This will remain in Operations until yearend as this amount will change depending on the capital expenses incurred in 2020.

Chuck W. reviewed the year to date profit and loss statement with those present. Line item expenses were reviewed and discussed. Chuck W reported that overall, the Association is currently \$1,133.74 over budget, or about 1% at this time.

Treasury Purchase Update

Chuck W reported the funds transferred into UBS for purchasing a Treasury Bill have been returned with interest earned to Fairway Nine. Chuck held off on purchasing the

treasury bill until monetary tracking for individual Association could be better recorded. He explained that he has found an Escrow Company willing to provide the necessary services and the Association will soon be able to invest in treasuries with monitoring by a third party.

OLD BUSINESS

Landscaping Improvements:

Tree Removal and Rob King Planting Plan – Chuck W. reported that management had received bids on landscape renovations according to the plan provided by architect Rob King. The renovation plan identifies landscape improvements for the area along the driveway around 4358 through 4362. The pricing for the renovation work ranged from \$86,000 to \$94,000. Chuck W. stated that he has contacted Jim Freeman, Jim Freeman Landscaping, for an additional quote. Chuck W. expressed his concern, given comments received, that the plan proposed by Rob King may not be what the Board considers to be in the best interest of the Association. Board members expressed a desire for more color that is normally associated with maintained flower beds. The natural landscape plan proposed by Rob King utilizes muted color variations through different shrub plantings. This will not provide the bolder colors desired by Board members. Before expending large amounts of Association funds, Management is requesting additional guidance from the Board. While all Board members agreed that many areas with steep slopes should be planted using natural grass, they concluded that more color should be introduced using flower beds and entry walkway enhanced flower planting design. Small mowed areas should be maintained where it is feasible in flatter areas. All Board members agreed the use of rocks/boulder should continue and to remove trees as may be necessary to promote long term growth of the newly planted materials. Management reported that Rob Kings expertise is in natural planting landscape design. Rob suggested that Fairway Nine might consider another landscape architect if the Board desires a different design criterion. Chuck W. stated they would ask Jim Freeman the name of the architect used on a recent project he just completed. The landscaping done on that project encompasses more of what the Fairway Nine Board is looking for in landscape design. Those present agreed. The Board will meet within six weeks to finalize the landscape improvement plan.

Garage Owners – Chuck W. reported that the repairs on all garages are now complete and the area restored. No leaks have been reported this winter. This matter will be removed from the agenda for any further discussion.

Pool Gate Replacement – Chuck W. reported the pool gate installation is complete and fully functional. The initial problems associated with the timing of the gate lock activation were resolved after the holidays.

Short-term Rental Rules – Chuck W. reported that the short-term rental rules have been finalized and sent to all owners. Those present asked if there have been any issues. None have been reported.

Snow removal – Use of Text Messaging – Chuck W. reported that management used text messaging to request owners move their vehicles to accommodate snow removal. The use of a text message seems to have been very effective and the owners cooperated very well in getting vehicles moved aiding efficient snow removal.

NEW BUSINESS

Entrance Parking – Chuck Lockhart explained that the cars parked along the upper driveway entrance to Fairway Nine make it very difficult for owners and guests to enter the Fairway Nine Association. The problem is accentuated when it snows making it impossible for emergency vehicles to access Fairway Nine if required. Board members discussed the amount of available parking in the area. The Board concluded, that while it may provide some inconvenience requiring owners and guests to park a little further away from their condominium, safety outweighs the inconvenience. ***MOTION: Nyle Brown moved to approve the addition of a No-Parking Fire Lane zone at the entrance of Fairway Nine, Chuck Lockhart seconded, and motion was unanimously approved.***

Chuck W. stated he would install signage, paint the driveway and inform the owners of the Board decision. This work will be done after the winter season.

ADJOURNMENT

With no further business, Bert Hughes adjourned the meeting at 11:08 a.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
April 25, 2020**

MINUTES

PRESENT: Board Members:
Nyle Brown - President
Chuck Lockhart – Vice President
Bert Hughes – Secretary/Treasurer
Gary Burt - Director
Chris Black - Director

NOT PRESENT:

Owners:

Management:
Sharon & Chuck Williamson

CALL TO ORDER

The meeting was called to order at 10:00 a.m. The meeting was held by video conference call.

ESTABLISH A QUORUM

A quorum was established with five (5) Directors present.

READ AND APPROVE 2/29/2020 MEETING MINUTES

Chuck W. reported that the February 29, 2020 meeting minutes were sent to all directors prior to the meeting for their review. After comment, ***MOTION: Gary Burt moved to approve the February 29, 2020 meeting minutes as presented, Nyle Brown seconded, and motion was unanimously approved.***

FINANCIAL STATEMENTS

Review Current Financial Statements as of 3/31/2020

Chuck W. reported the following account balances:

Capital Reserve Savings:	\$ 49,295.57
Checking US Bank:	\$217,056.37
Operational CD – DL Evans:	\$112,300.42
Cap. Checking:	\$ 55,453.94

Chuck W. reported that there were no significant changes from the February financial statements. The overall budget is tracking as anticipated. At this time, the operational budget is \$4,644.24 over budget in large part due to carry over on the landscaping budget and late billings from contractor. It is anticipated that the budget should level as the landscaping season begins.

The capital budget line item Exterior Maintenance and Repairs is over budget by \$12,879 primarily due to roof repair completes in the fall of 2019.

OLD BUSINESS

Landscaping Improvements:

Chuck W. reported that he and Sharon met with Rob King to discuss incorporating the use of perennial flower plantings with more color into the landscape plan. Rob stated that several of the beds proposed on the plans are designed for perennial planting. Chuck and Sharon met with Jim Freeman Landscaping to obtain a third bid for the landscape renovations proposed in front of 4358-4364. The bid received totaled \$71,300 which is approximately \$15,000 lower than the Nichols bid and \$23,000 lower than the Evergreen bid received. Chuck W. recommended that the Board accept the Freeman Landscaping bid and that the Board meet on-site during the project to discuss the flower planting options. Chuck W. stated that the one matter to resolve is with the owner who has expressed concern about removing trees and exposing their view to the parking area. Chuck W. recommended that all the trees in the area should be removed to properly prep the area and apply new soil for the grass, shrub, tree and flower plantings. Chuck W. stated they spoke with Jim Freeman about planting larger trees to replace those being removed near the parking area to maintain the screening requested by the concerned unit owner. There are enough excess funds to accommodate this request. After discussion: ***MOTION: Nyle moved to accept the Freeman Landscape bid totaling \$71,300 for the 4358-4365 landscape renovation project, Chuck Lockhart seconded, motion unanimously approved.***

Entrance Parking – Chuck W. stated he would install signage, paint the driveway and inform the owners of the Board decision. This work will be done prior to the summer season.

NEW BUSINESS

Summer Season:

Pool Opening – Chuck W. stated he was looking for guidance for the opening of the pool for the summer season. Concern over the spread of coronavirus and the lack of sanitization provided for the restroom makes a regular opening for Memorial Day problematic. The use of the hot tub will place individuals within the social distancing requirements of the State. If we were into stage 3 of the Governors plan to reopen Idaho businesses crowds of 10 to 50 are permitted with proper distancing and sanitizing of facilities. Stage 4, which begins on June 13th and runs through June 30 indicates a lifting of many of the restrictions; however, this could change if the opening plan is delayed for any reason. After discussion, those present suggested that the facilities will remain closed until Idaho moves into stage 4. Chuck will inform the membership about the delay in opening the facilities for summer usage.

Annual Meeting – The annual meeting will proceed as planned and the situation will be monitored. Last minute venue changes may be required.

ADJOURNMENT

With no further business, Nyle moved to adjourn the meeting, Chris seconded, and the meeting was adjourned at 10:30 a.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary

FAIRWAY NINE I CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
July 11, 2020

MINUTES

PRESENT: Board Members:
Nyle Brown – President
Chuck Lockhart – Vice President
Bert Hughes – Secretary/Treasurer
Gary Burt - Director

NOT PRESENT:
Chris Black - Director

Owners:
Bard Glenn

Management:
Sharon & Chuck Williamson

CALL TO ORDER

The meeting was called to order at 10:02 a.m. The meeting was held by video conference call.

ESTABLISH A QUORUM

A quorum was established with four (4) Directors present.

READ AND APPROVE 4/25/2020 MEETING MINUTES

Chuck W. reported that the April 25, 2020 meeting minutes were sent to all directors prior to the meeting for their review. After comment, ***MOTION: Bert Hughes moved to approve the April 25, 2020 meeting minutes as presented, Nyle Brown seconded, and motion was unanimously approved.***

FINANCIAL STATEMENTS

Review Current Financial Statements as of 6/30/2020

Chuck W. reported the following account balances:

Capital Reserve Sav - US Bank	\$49,295.57	
Checking - US Bank	\$217,056.37	
Operations CD	\$112,300.42	
Capital Checking	\$55,453.94	
Total Checking/Savings		\$434,106.30

Operational and Capital 2020/21 Proposed Budgets

Operational Budget - Chuck W. stated that prior to the Board meeting the 2020/21 proposed budget and assumption information was sent to all Board members for their review. Chuck explained that increases are proposed in Management fees from \$25 to \$27.50, after 5 years at the same rate, and Insurance Premiums which is intended to cover the cost of a 3% rise in property values. Chuck reported that management will be soliciting bids for a new landscaping company for 2020/21. Sharon has reached out to 2 other landscape companies expressing interest. Management will keep the Board informed if there is any significant changes to the approved budget.

Capital Budget – Chuck explained that the Exterior Painting is scheduled for 2020/21; however, he requested that the Board defer this project int 2021/22 and form a committee to review the building exteriors for updated light fixtures, siding repairs, deck repairs, deck railing modifications, etc. prior to painting. Many of the exterior finishes are showing signs of deterioration and repairs or replacement should be considered prior to painting. The hot tub continues to leak, and the jets are not very functional. The hot tub replacement has been deferred for several years. Chuck W. stated he will request a replacement bid and begin to notify the other Fairway Nine Associations of the possible replacement in the next year. In addition, Chuck stated the pool replacement should be added to the capital budget. A bid for this work will be requested and the information will be presented to the Board for a capital budget line item addition.

After discussion, MOTION: Nyle Brown moved to approve the Operational and Capital budgets as proposed, Bert Hughes seconded, and motion was unanimously approved.

OLD BUSINESS

Landscaping Improvements:

Sharon reported the landscape improvement project has been completed near units 4358-65. The owners in the area have expressed their overall satisfaction with the work that was done. Chuck stated that he is concerned the current landscape company does not try to maintain the natural grass areas in a manner necessary for the appearance that was intended. This is one of the primary reasons a change in companies will be proposed. If the natural grass area can't be maintained in a manner that is acceptable to owners, he suggested that the watering be switched to a daily basis and the natural grass mowed weekly in a similar manner to the rest of the property. Eventually, the natural grass will take on the appearance of maintained lawn.

Entrance Parking – Chuck W. reported the signs were installed that prohibits parking in the upper driveway entrance. When the asphalt is seal coated in September, the lines will be painted with “no parking” area designated on the asphalt surface.

Summer Season: COVID-19 Impact

Pool Opening – Chuck W. suggested that with the mandatory mask regulation imposed by the City of Sun Valley that the pool operations remain “as is” for the remainder of the summer season. After discussion, those present directed that management make no changes in the current pool operations.

Annual Meeting – The annual meeting will proceed as planned; however, the meeting will be held by zoom conferencing. Owners who do not have access to the internet, and cannot attend by Zoom conferencing, will be offered an opportunity to meet and socially distance at the Ranch Clubhouse in Elkhorn. All present agreed. Owners to be immediately notified.

NEW BUSINESS

Building Review and Improvement Committee – Pursuant to budget discussions with regard to forming a Building Review and Improvement Committee, the Board appointed the following individuals who have previously expressed an interest in serving on the committee:

Chris Black – Chairperson
Olga Dykeman – Owner
Julie Boehm – Owner
Patty Lockhart – Owner
Bard Glenn – Owner

Management was instructed to confirm committee member interest for those appointed.

ADJOURNMENT

With no further business, Bert Hughes moved to adjourn the meeting, Gary Burt seconded, and the meeting was adjourned at 10:40 a.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary