

**Fairway Nine I Condominium Association
Annual Membership Meeting
August 13, 2022**

MINUTES

PRESENT: Chris Black -President
Gary Burt – Secretary/Treasurer
Owners Present – (See Attached Listing)
Owners Attending by Zoom – (See Attached Listing)
Managers – Sharon & Chuck Williamson

ESTABLISH A QUORUM

A quorum was established with 65.2828% represented in person, by Zoom and by proxy.

COMMENTS FROM SVEA

Chuck reported on the following:

Amenity Survey – *Chuck asked those who had not yet responded to the SVEA amenity survey to please take the time to do so. A paper copy will be sent to all property owners who did not fill out the survey online. If owners do not want to take the survey, they should contact SVEA and a paper copy will not be mailed saving time and money.*

Twin Creek Ponds – *No action will be taken by the Board to convert The Twin Creek ponds to a riparian area at this time. The ponds will be chemically treated for algae and aquatic weeds.*

Elkhorn Village Land Sale – *The Hennessey property near the Village tennis courts has been sold. The developer intends to create a rental property consisting of eighteen (18) three (3) or four (4) bedroom units. The units will be modular and should reduce the construction completion time and disruption in the area. The units are expected to be completed in the fall of 2023.*

Elkhorn Village Parking – *The new rental units will be built on a portion of what is now parking in front of tennis courts one (1) and two (2). This will result in the loss of approximately 20 to 30 parking spaces which will exacerbate an already problematic situation. SVEA will be working with the Elkhorn Springs Master Association, current owner of the Village parking area, to explore alternatives to help resolve the parking issues.*

Harker Pool – *The Harker pool is losing approximately 5 to 10,000 gallons of water per day. SVEA will be working with the Recreation Committee in the redesign of the pool and prepare for replacing the pool within the next two years. It is anticipated the replacement cost will be 1.75 to 2.0 million.*

Labor Shortage – *The severe labor shortage will result in the closure of the Harker Pool on August 28th and the Village pool will close on September 18th.*

Programs – *The summer programs were very successful again in 2022. The final programming event is “The Wet Dog Pool Festival” scheduled for September 6th at the Harker pool. Owners were encouraged to bring their dogs for a fun filled afternoon where your pet can enjoy swimming in the Harker pool.*

PRESIDENT COMMENTS

Chris Black reviewed the mission of the Board and explained their duty to prudently manage the Association financial resources and maintain the common areas in a manner which protects the owner’s property values. In the coming year, the Board will work to complete the capital project currently underway and review the CCR’s to ensure compliance with the newly codified Homeowners Association Act from the State of Idaho. In addition, the Board will work to clarify the limited common area maintenance responsibilities within the governing documents.

READ AND APPROVE THE 8-14-21, MEETING MINUTES

The August 14, 2021, meeting minutes were sent to all owners prior to the meeting. Chris asked those present if there were any changes, additions or corrections. Hearing none, the minutes are approved by unanimous consent.

FINANCIAL REVIEW

Chris reviewed the year-to-date financial statements. He reported cash balances as of August 12th totaling \$554,440.46. Accounts Receivable currently stands at \$38,288.07. Chris advised those who are currently owing in their dues and assessment should make their payments by September 1st, to avoid finance charges applied on all past due amounts.

In reviewing the profit and loss statement, Chris explained that the Association operates on an accrual basis of accounting. While at this time the budget versus actual indicates an operational surplus of \$8,375 it is anticipated at yearend the Association will be slightly over budget when accrual adjustments are made by the CPA in the annual financial review process.

To date, the Association has spent \$352,634.96 on capital improvements to the buildings. The budgeted expense for capital improvements in 2022/23, which includes the unexpected deck repairs in the next fiscal year, is shown at \$596,095. Chris reported that the utility box renovation and general building repairs are under budget. General repairs include a budget amount of \$234,440 in 2022/23 which may likely not be required in its entirety. A lower-than-expected cost for repairs may help offset the budgeted (\$67,604.15) deficit indicated at yearend in 2022/23. Chris explained that at this time the Board is not able to determine whether an additional assessment will be required to cover the budgeted capital deficit. Chris stated that the Board will monitor the finances closely in the coming months and will have a better idea what may be required after the deck repairs are done. The deck repairs are anticipated to be complete by the end of October. Exterior painting will be completed on units 4326 through 4333 in the next few weeks and then the painting portion of the project will be postponed until the spring of 2023. This will allow the Association time to accumulate funds and complete the building repairs prior to painting. Owners expressed concern about the sprinklers hitting the decks and the contractor placing a bucket over the sprinkler heads to prevent his lumber from getting wet each day. Chris stated that the sprinklers near decks are being relocated and heads updated to prevent them from hitting the decks. Chris stated he will have the landscape contractor turn off the sprinklers around the buildings where the contractor may be working. He warned that this may result in some brown grass; however, it will reduce the amount of water flowing down the driveway.

OLD BUSINESS

Building Repairs, Exterior Colors, Light Fixtures, Deck Railings, Trash Area Rebuild.

Chris stated that the Association has eliminated the eight-plex trash enclosures rebuild at this time. Chuck explained that that the eight-plex trash enclosure renovations were always intended as an add on project subject to available funds. Chris reported that the eight-plex building painting will be completed soon. The light fixtures and numbers will be installed, and the buildings finished in this first phase of the capital improvement project. The four and five-plex buildings will have the decks repaired by the end of October and general building repairs may continue as weather permits. Julie Boehm suggested that the Board review a prefab constructed trash enclosure which may be suitable at a lower cost for the eight-plex buildings. Owners present asked about the garages and whether they will be improved as part of this capital project. Chuck stated that the garages operate independently and that the garage owners will be approached at a later time to discuss repainting, replacement of the garage doors and installation of new light fixtures and numbers.

Pool Area Rebuild Status – Chuck reported that the pool and hot tub continue to leak. The main drain has been shut down to slow the water loss in the pool. The pool and hot tub must be replaced soon; however, this project is moving along slowly to allow the association an opportunity to complete the current capital improvement project. He explained that the pool and hot tub have been redesigned and available online for owners to view. Chuck stated he has been in contact with the same group that will be building the modular rental units in the Village to possibly design and construct a new rec building for Association consideration. When asked if the new pool and building would require another

assessment, Chuck explained he will be looking into possible bank financing; however, he was not sure at this time if a special assessment would be required. More information will be sent to the owners as it becomes available. He was asked if the pool rebuild would require a vote of the members. Chuck explained that the replacement of the pool and hot tub technically would not require a vote of the members to repair or replace an existing amenity; however, the Board has discussed a vote by the members on replacing the building. He will keep owners informed as this project progresses. The project is expected to begin in the 2023/24 fiscal year.

NEW BUSINESS

Snow Removal – Bard Glenn submitted a snow removal plan for Board consideration. Snow removal is hampered by owners and guests not cooperating and moving vehicles in a timely manner. This prevents the snow removal contractor from being able to remove all snow from the parking area. The remaining snow melts and creates ice buildup on the driveway and pathway entrances. Chris stated that he agrees some changes need to be made and the Board will review Bard's suggestions. Owners requested additional signs and no parking painted on the pavement in front of fire hydrants.

Speed Dips – Owners expressed concern about the condition of the speed dips near the garages and dumpster area. Chuck explained those speed control dips were installed by Fairway Nine II. They have reported that they will be rebuilding the dips and lessening the depth, so it is not so severe. The Fairway Nine II Board has been receiving complaints from their members.

Homeowners Association Act – Chuck reported that the State of Idaho has recodified their condominium act. The changes imposed include eliminating short term rental duration limitations. Owners can rent their property on a daily basis if desired. Another area impacting Fairway Nine I may involve violation enforcement. The law requires that enforcement procedures and fines be specified in the Declarations. This may require an amendment to clarify the enforcement procedures which will be reviewed. All Board meetings must now be properly noticed, and owners allowed to attend if desired. This requirement will be accommodated by setting the meeting dates for the year in advance and notifying owners in a newsletter and online. The displaying of the US flag, POW Flag and State Flag can be regulated but not prohibited. Political signage may be displayed from units during elections and the Association may establish guidelines for removing the signage after an election is concluded.

The Board has decided to review the limited common area responsibilities at the same time the CCR's may be amended to comply with State statutes. The limited common maintenance and replacement responsibilities are poorly defined. Owners will receive information regarding any proposed amendment to the governing documents in the coming year.

ELECTION OF DIRECTORS

Chuck W. reported that the Board is proposing the following slate of Directors for owner consideration: **Chris Black, Gary Burt, Nyle Brown, Chuck Lockhart and Jennifer King.** *Motion: Joanna Russell moved to nominate the proposed slate of directors, Greg Boehm seconded, and motion was approved.* Chuck asked for any other nomination from the floor, hearing none, *Motion: Julie Boehm moved to close nominations, Joanna Russell seconded, and motion was unanimously approved.* Those nominated were elected by unanimous consent.

Chuck stated the Board will decide the dates of the meeting for the coming year and they will be published in a newsletter and posted on the Fairway Nine I Association website.

ADJOURN

Chris adjourned the meeting at 10:08 a.m. *(After the meeting, the Board established the following Board and annual meeting schedule: January 27, 2023, April 21, 2023, July 28, 2023 and August 12, 2023 for the annual meeting.)*

Respectfully Submitted,

Chuck Williamson
Recording Secretary

DRAFT