

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION
ANNUAL MEMBERSHIP MEETING
AUGUST 12, 2023**

MINUTES

PRESENT: Chris Black – President **OTHERS:** Property Owners (See Attached Listing)
Gary Burt – Vice President Sharon & Chuck Williamson - Managers
Jen King – Director

CALL TO ORDER

Chris Black called the meeting to order at 9:03 a.m.

ESTABLISH A QUORUM

A quorum was established with 74.38 % present in person, by proxy or on Zoom conference call.

COMMENTS FROM SVEA

Chuck reported on the following SVEA issues:

Community School – The Sun Valley Community School rezone application is nearing completion. The School plans include the construction of 40 residential units consisting of 10 townhouse style units on Arrowleaf Subdivision property, and a mix of studio and 1 bedroom apartments in two additional structures located near the barn area. The housing is intended for school staff and emergency service personnel. The School has indicated a willingness to restrict the property to prevent the building of an elementary school for at least 10 years. SVEA has taken a neutral stance on the rezone application since not all owners for and against can be represented equally. In addition, there are Arrowleaf subdivision annexation issues in dispute between SVEA and the Community School that need to be resolved. The School disputes that the Arrowleaf Subdivision has been legally annexed into Elkhorn.

Jericho Project - This planned 19 unit rental complex located in the Village core is very controversial. The project has been approved by the Sun Valley City Planning and Zoning Department. It must be approved by the City Council before building permits can be issued. In addition, the project needs to be approved by the Elkhorn Springs Master Association and SVEA. Elkhorn Springs has already denied the project in an earlier review; however, the developer has suggested they would legally challenge the validity of the CCR's regarding this matter. Chuck explained that SVEA has reviewed the parking rights in the Village and has found that Sun Valley Company does not have a written agreement to use the area located in front of the Sun Valley Golf Clubhouse. SVEA and ESMA have brought this to the attention of Sun Valley Company and hope that the Company will assist in acquiring the Jericho property for a green space and additional parking.

Harker Pool – The Harker pool rebuild has started. This is a 2 million dollar reconstruction project anticipated to be completed by July 4, 2024.

PRESIDENTS MESSAGE

Chris Black reported that the building improvement project is moving forward as anticipated with maintenance and painting to be completed within the next few weeks. The Board will be working on a plan for the replacement of the pool and hot tub which may involve an assessment, bank financing or both. The capital reserve budget will be updated to include the roof replacement when required. The Board is committed to fiscal responsibility while properly maintaining the association's property.

READ AND APPROVE 8-13-22 MEETING MINUTES

Chuck reported the meeting minutes were sent to all owners prior to the meeting. With no corrections or additions, ***MOTION: Joanna Russell moved to approve the minutes as presented, Mark Feurer seconded, and the motion passes unanimously.***

FINANCIAL REVIEW

Financial Statement Review – Chuck reported the following cash balances:

Capital Reserve Savings - US Bank - \$49,837.45
Checking - US Bank - \$115,119.75
Capital Checking – DL Evans - \$173,057.10

Account Receivable – \$6,886 – All accounts are current.

Profit/Loss Budget Review – Chuck reported on the necessity for a \$50,000 special line-item assessment to cover the cost of excess snow removal in 2022/23. He explained that the snow removal budget is based on a 10-year average plus inflationary adjustments. The budget amount proposed and approved by the Board for 2023/24 totals \$35,000 based on these averages. The management fee has been increased to \$32.50 per unit per month. The last increase in management fees was 4 years ago. Chuck expressed his concern about insurance expenses in 2023/24. Securing insurance coverage in 2023/24 may be difficult. He reported the Ranch Condominiums recently renewed their coverage after an exhaustive search of the marketplace. The cost for insurance is triple the previous year's expense at a cost of \$108,000 for \$27,000,000 in coverage and a \$25,000 deductible. Insurance companies have sustained heavy losses due to fires and flooding. Our agent reports that insurance companies are reducing their exposures limits making it difficult to find companies willing to take on projects like Fairway Nine with valuations of approximately 42+ million. It was recommended that management reach out to the State insurance commissioner to assist with insurance coverage issues. Chuck encouraged owners with connections in the insurance industry to reach out to them for assistance.

Capital Reserve Budget – Chuck reported that he anticipates the building renovation project will be completed within the next 2 to 3 weeks. Management knows that there are some issues with deck railings that need to be replaced; however, the cost of the renovation project is anticipated to be under budget by approximately \$50,000 to \$70,000. He explained that the pool and hot tub replacement items have been budgeted at \$440,000 as a place holder in the budget. Chuck reported that he initially budgeted \$750,000 for replacing the pool, hot tub, and building. Fairway Nine would be responsible for approximately 60% of the cost. Fairway Nine II and VII will split approximately 40%. The actual cost is still undetermined; however, management is receiving pricing and will be reporting back to the Boards of all Fairway Nine groups. Some owners present asked that the Board consider the option of not replacing the pool. It was explained that all Fairway Nine groups would have to vote on the elimination of the recreational asset. It was suggested a poll be taken of all the owners.

OLD BUSINESS

Building Renovations – Management reported that the building repairs and painting were expected to be complete within the next 2 to 3 weeks. Unit numbers and exterior lighting is expected to be done within about 4 to 5 weeks. The deck railings will be reviewed by management, the contractor and Chris Black for long term solutions to minimize railing deterioration and paint peeling issues. Owners will be kept informed.

NEW BUSINESS

Maintenance Issues Reported by Owners – The following maintenance items were requested by the owners present:

- 1) **Dog Waste Station** – Management was asked to install another dog waste station near the pool area.
- 2) **Snow Removal** – The snow stacked near garage 16 melts and causes the garage doors to freeze closed. Management was asked to have the contractor stack snow away from the garages.
- 3) **Fire Hydrant Signage** – It was requested that better signage be installed in front of all fire hydrants to prevent parking of vehicles which restricts access in the event of an emergency.
- 4) **EV Charging Stations** – Management reported that the Board will be reviewing the installation of EV Charging stations when the pool building is repaired or replaced. As an interim solution the Board instructed that an outlet be installed at the end of Garage 1 with a dedicated parking space.

ELECTION OF DIRECTORS

Nominations – Chuck reported that the current Board members were willing to serve another year if elected by the members. In addition, Shelly Tutt and Chris Gabriel volunteered to serve. After discussion, ***MOTION: Mark Feurer nominated the current Board members to serve another year, Robyn East seconded, and the motion was unanimously approved.***

With no other nomination, ***MOTION: Joanne Russell moved to close the nominations, Robyn East seconded, and motion was unanimously approved. The current Board Members were elected by unanimous consent.***

Shelly Tutt and Chris Gabriel were asked if they would like to serve as owners at large in an advisory capacity during Board meetings to participate in discussions and familiarize themselves with the Board and Association issues over the next year. They agreed.

ADJOURNMENT

With no further business the meeting was adjourned at 10:25 a.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary