

**FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES - DRAFT**

August 10, 2016, 6:00pm  
Park City Library, 3<sup>rd</sup> Floor Community Room

**MEETING MINUTES**

- Meeting was called to order at 6:07 pm
- Quorum was verified with 73% of the total vote of the membership represented in person or by proxy
- Owners at the meeting introduced themselves
- The 2015 annual meeting minutes were approved by unanimous voice vote. The minutes were distributed by email prior to the meeting
- The board expressed appreciation to Leisl Simmons for excellent work in her term on the board. Leisl did not stand for re-election
- Kendall Simmons was the only candidate who stood for election for the open board seat and was approved unanimously by voice vote
- Treasurer Steve Casey reviewed financial performance from 2015-16 and provided commentary by category. The association outperformed the budget by \$26,454 in net income, and the board was pleased with results
- Steve reviewed the proposed budget for this year. He noted that the water category is already expected to be significantly over, given the HOA's decision to use more water in planned periods, and in additional periods, primarily to benefit tree health
- The owners voted to approve the budget by unanimous voice vote
- Barris Evulich provided a status update on the siding project. Among the topics covered:
  - Project was important and approved by an overwhelming margin of 40-4
  - The contractor is Brady Roofing, who comes highly recommended, in addition to the board's own experience with Brady Roofing in past roofing repairs. Ryan has experience with Brady Roofing in re-siding projects in other associations
  - The assessment will be liened in annual increments, which protects the association against a bankruptcy which might otherwise allow an owner to wipe out the entire assessment. The board also will institute a reinvestment fee to be paid by any new owners, which will be set at a level that equals any balance that was unpaid by the prior owner
  - Board will do its best to give warning to owners when the assessment will occur
- Board members and Ryan answered various questions from owners in the Q&A / discussion portion of the meeting
- Helen Crichton is leading a landscaping committee and has eight volunteers. Objective is to improve the appearance of the landscape in Fairway Village while using less water

- Will distribute a survey to every homeowner so they can identify the things they would like to improve around their own homes
- Stressed what an asset the landscape is, and that this is the time to look at it as the neighborhood drives overall improvements
- Irrigation system is the biggest issue
- Meeting was adjourned at 7:35pm