

Fairwood Village Association

Annual Meeting Minutes/Wednesday, July 26, 2017/Bay Club Class Room

Agenda

Members who were present: Mary Jean Thomas, Victoria Barri, Joe Vozarik, Rick Roehrenbeck, Rob Hamilton & Becky Fullerton, Tony & Cynthia Durham, Mike & Elaine Raymond, Bill Thompson, Charlie Mayfield, Jan Young, Tan & Bob Ebert, Nancy Davis, Nick Federer, Rosie Zampera, Jim & Bonnie Brenner and Al Harness.

Meeting was called to order.

President Barri offered some welcoming remarks. She asked that people please be respectful to each person giving their report and at the end of the reports, we will have questions and answers. In the interest of time, please limit your comments to five minutes or less.

There was the Introduction of Current Board Members. Victoria Barri –President and Secretary, Rick Roehrenbeck- VP in charge of Landscaping and Tony Durham- Treasurer.

There was the introduction of new HOA Members–Rob Hamilton and Becky Fullerton.

2016 Annual Meetings Minutes Review/Approve. There was a motion to approve and second.

Election of Board of Directors (Period 8.1.2017 to 8.1.2018). We have a slate. Proposed Board Members raised their hands. Rick Roehrenbeck- President, Nick Federer-VP in charge of Landscaping, Jan Young – VP, Joe Vozarik-Treasurer and Victoria Barri- Secretary.

There were no nominations from the floor or from the Proxys received. Therefore, the new Board was approved by a motion, second and a show of hands to approve the slate.

Road Conversion Project was presented by Victoria Barri on behalf of Sharon Federer. It was recommended that the vote be tabled on whether or not to spend \$600. to see if we could convert the road to a county road. There is a need for more information. Victoria said she was able to find an expert out of Port Angeles and would be meeting with him in the upcoming week dependent on his schedule. Charlie Mayfield, Nick Federer expressed interest in attending that meeting.

Liability Insurance was presented by Victoria Barri on behalf of Erika Mayfield. Victoria said she received Erika's report late the night before the meeting and we needed to look into her findings further. Currently, we are insured and our policy is good through December of 2017. Rick Roehrenbeck presented our current coverage and our policy payment of \$550./yr. This contract has been grandfathered by State Farm. Rob Hamilton, who has had some past experience with insurance for HOA's said our policy was outstanding for the coverage and money.

Reserve Funds Report- Mike Raymond presented an excellent report on our Reserve Funds. There was a summary of what is covered under the Reserve Fund and a comparison of our funds to that of other

Villages. Some Villages have no Reserve Funds. It was made clear what is covered by Reserve Funds-hard assets & their maintenance such as the road, /mailboxes, etc. and what would be covered under Landscaping.

Treasurers Report was presented Tony Durham. Tony was thanked for his 12 years of service as Treasurer. Tony and Rick Roehrenbeck spent hours and hours reviewing and developing a comprehensive budget. If we keep with our current plan of each homeowner taking care of their own property, it was proposed that to cover upcoming expenses effective starting January, 2018 that the quarterly dues be raised to \$160. However, this was not approved until there was a Landscaping vote.

Landscape Report was presented by Rick Roehrenbeck. In accordance with the Fairwood Village practices, every three years, Landscaping for the Common Areas must go out to bid. Rick received three bids-McClain, Four Seasons and Wildflower, which he shared. Then, it was put to a vote as the whether we stay with our current plan of having each homeowner be responsible for their own yard or go back to our old system of having all homeowners split the cost of landscaping. It was a blind vote conducted by Jan Young and Nancy Davis and included Proxy's. The vote resulted in each homeowner being responsible for their own yard and paying dues of \$160./quarter starting in January of 2018. Both Tony Durham and Bob Ebert pointed out that this decision was not in alignment with our current CC&R's. Mike Raymond made a motion to amend the CC&R's and it was seconded. This amendment will have to be filed with the State and the Board will pursue that at the next Board meeting. The winning bid for landscaping our Common Areas went to McClain. Rick was able to negotiate our current rate for the upcoming year. Also, Rick said McClain would not be available to cut individual lawns as they have other commitments.

New Business:

American Flags at our Entrances – It was decided that our supporting the Rotary Club's Scholarship Program would **not** be in our budget, but contributions would made on an individual basis. It was acknowledged that this year, we were able to participate thanks to Sharon & Nick Federer, Joe Vozarik and Jim & Bonnie Brenner.

Volunteer Weeders- Tony & Cynthia Durham, Nancy Davis, Rosie Zampera and Bonnie Brenner were all recognized for extensive weeding efforts. Also, Rick and Joe for weedwacking the slope below Par 4 Court. Tony was thanked for his contribution of 8 sapling trees to the Dogleg Common Area entrance.

Port Ludlow Fire and Rescue – Thanks to Jan Young we can sign up for smoke detector maintenance on Tuesday, September 12th. No charge. It was recommended considering giving the Fire Department a donation. To sign up for this, call or email Victoria your interest.

Block Captain Fair (Emergency Preparedness)- Sharon & Nick Federer and Victoria attended a meeting at the Bay Club the afternoon before our Annual Meeting to gather current information on emergency preparedness. Sharon has agreed to be our new Block Capt. Jill Bryson will continue to help. Bottom line, Jefferson County has 32,000 people (including 10,000 in Port Townsend) and we have about 3,000. We

are far down the food chain and should prepare for three weeks without emergency services. There are two helicopter landing sites. The Bay Club would be the command center.

Architectural Review Committee (ARC) representative- Joe Vozarik will continue on in this position. It is a **non-Board** position. SBCA ARC is in the process of reviewing their procedures and standards. Joe, Rick Roehrenbeck and Jan Young will be attending an upcoming meeting on August 16th.

Ebert's Walls- Joe emailed the HOA the Ebert's application for building walls behind their home in the Common Area. This matter could have been decided by the Board, but the determination was that it should include a vote by the entire HOA and not just a few people. Mike Raymond commended this decision. Questions and concerns were emailed and then it was presented to the HOA for a vote including Proxy. Jan Young and Nancy Davis conducted the blind vote and presented the results. The Ebert's application was NOT approved.

Meeting Adjourned.

Respectively submitted,

Victoria W. Barri