

**Fairwood Village Association Annual Meeting
July 26, 2018 at South Bay Community Center**

Meeting was called to order by Acting Interim President Dave Cunningham at 3 p.m.

Members in attendance (in lot order sequence) were: Victoria Barri & Joe Vozarik, Rick Roehrenbeck, Rob Hamilton, Dave Cunningham, Cynthia & Tony Durham, Wynne Stevens, Bill Thompson (Jan Young), Erika Mayfield, John & Dianne Trujillo, Tan & Bob Ebert, Nancy Davis, Nick & Sharon Ferderer, Dinko & Rosie Zampera, Bonnie & Jim Brenner, Al Harness and John & Sheri Griffith.

Victoria Barri volunteered to take the minutes. New members John & Sheri Griffith on Par 4 Court and John & Dianne Trujillo on Dogleg Lane were introduced, as were the current interim board members. A quorum was verified.

Announcements and Reports:

Architectural Review Committee

Members are required to conform to all rules of ARC (Architectural Review Committee) and the South Bay ARC. A licensed and bonded contractor is required for all work done in the FVA Common Areas as well as changes made to the exterior of homes and landscaping. Work proposals should be brought to the VP of Landscaping or our ARC representative (Joe Vozarik) - a non-board position. Moving forward, the SBCA ARC will be enforcing penalties for noncompliance. The SBCA ARC website has all the necessary forms. Later in the meeting, Joe gave a further report on going to the website, asking members to please fill out the forms and get approval before undertaking new work.

Financial Report

Rob Hamilton provided an in-depth financial report. Additional copies of that report are available.

- 1) Rob described the advantages of having a savings account. \$5,000 has been moved from the FVA checking account into an FVA savings account.
- 2) Bottom line is FVA has no liabilities and that FVA has a retained earnings/asset value of \$80,603, which is slightly over \$4,000 per household.
- 3) Rob informed us that in accordance with Washington State Law, a reserve fund report must be done every three years. A very preliminary analysis has been done.
- 4) Our liability insurance has been increased from \$1 M to \$2M at the cost of an additional \$50/year.
- 5) Rob informed us that the \$3,401 that was paid for the Dogleg Lane street repair should have been paid out of the reserve fund instead of the FVA checking account. This was not done because the previous board was not aware that partial funds could be withdrawn from the reserve fund CD's with a less of a penalty.
- 6) Rob proposed that there be a \$10 increase in dues starting with Q2 FY (October 2019). This was tabled until the Landscaping report.
- 7) To put us on a sound financial footing, Rob recommended in 2020 we start putting more of a contribution into our reserves. He suggested we work toward and maintain a 33% reserve fund, similar to the SBCA. This works out to approximately \$80/ home/ year.

Landscaping Report

Nick Ferderer gave an in-depth report and a debate followed. Mowing, backflow testing, potential contractors, problems in the past and future contracts were discussed.

The members were asked to vote regarding whether to continue with our current experimental plan (duration has been two years) of having the Common Areas under one contract and each individual lawn being taken care by homeowners, or, alternatively, going back to the original CC&R's

which require FVA to pay for all members' lawn work, as well as Common Area landscaping.

Discussion and debate followed. It was moved and seconded that we continue, until Dec. 31, 2018, with the experimental program of holding each homeowner responsible for caring for their own lawns, while the FVA Homeowners Association continues to pay for landscaping in the Common Areas. Voting took place by a show of hands, and the motion carried with 14 in favor.

In order to achieve a smooth transition, Nick Ferderer said he would be willing to work together with the incoming VP of Landscaping and the Board.

CC&R'S

John Trujillo made a motion to create a committee to study the possible revision of the CC&R's if necessary to remove the section requiring the FVA to pay for members' lawn landscaping. It was seconded by Al Harness. In discussion, members mentioned that other sections of the circa-1992 CC&Rs might require modification. Subsequently, the motion was modified by John Griffith and seconded by Wynne Stevens to require the committee to report back with its recommendations no later than December 31, 2018. By a show of hands, with one vote per household, including proxies from the Raymonds and Jill Bryson, the motion carried, with 14 votes in favor. It is noted that objections to revising the CC&R's were voiced by Cynthia & Tony Durham, Tan & Bob Ebert and others. John Griffith volunteered to head the committee.

Slope Below Par 4 Court

Surface soil on the slope behind the Par 4 Court has been slowly sliding for several years. It is an FVA Common Area. Dave Cunningham asked the residents of Par 4 Court for their perspective. Bonnie Brenner said that it appears to have helped, but that the problem still existed. There was a discussion of another Geo-tech (Aspect) study and how that would be funded. It was tabled until more information was available.

Stop Sign

Several members of our community researched the facts following a request from a member of the Olympic Terrace II HOA that FVA install a stop sign at the top of the street, which would cost a minimum of \$160. It was observed that vehicles coming down from Olympic Terrace rarely, if ever, came to a full stop at their own stop sign. In discussion, it was noted that drivers coming up Dogleg Lane have a clear view in all four directions of traffic and that right-of-way laws apply whether we had a stop sign there or not. Joe Vozarik moved that we do not install a stop sign, and Nick Ferderer seconded the motion. In show of hands, 13 members voted to not put in a stop sign, so the motion carried.

Election of the Board

Ballots were given to all members present, and proxy votes were acknowledged and tallied. The top five vote-getters were to be placed on the new board of directors. One of the top five vote-getters, Nick Ferderer, declined a position on the board. Therefore, the next-highest vote getter was added to the top five. The newly elected board consists of Dave Cunningham, Rob Hamilton, Victoria Barri, Mike Raymond and Charlie Mayfield. In accordance with the CC&R's, the roles of president, treasurer, secretary, etc., will be decided jointly by the new board members. John Trujillo pointed out the importance of having an odd number of Board members to break any tie votes.

Financial Report - Vote on increasing the Dues in October 2019

Following the landscaping report, Rob Hamilton moved that the FVA increase the dues to from \$160 to \$170 in the 2nd quarter (October) of 2019. Al Harness seconded the motion. The vote was taken by a show of hands, with only one vote per household. With 14 votes in favor, the motion carried.

Adjournment at 6:15 PM. Motion to adjourn was made by Joe Vozarik and seconded by John Griffith.

Respectively submitted, Victoria Wagner Barri

