

Fairwood Village Association
Board Meeting Sunday, September 9, 2018
In the Classroom at the Bay Club

Meeting was called to order by: Dave Cunningham (president) at 1:06 p.m.

Purpose of the Meeting: For the Board to vote on the motion that:

Fairwood Village HOA pay ASPECT Consulting a fee of \$1,500 for a geotechnical slope reconnaissance report and risk assessment for slope slippage in our entire Common Area, including a review of measures already taken to mitigate slope slippage behind the Par Four Court homes, plus recommendations for avoiding and/or mitigating slope issues for all Fairwood Village.

This motion assumes that the ASPECT reconnaissance and analysis contract includes the entirety of Jefferson County Parcel No. 951400101, which is the Fairwood Village Association Common Area. If ASPECT confirms that they intend the contract to include only Common Areas behind Par Four Court, this motion shall be considered null and void.

Background:

At least 17 of the 19 properties in Fairwood Village are perched on slopes, and at least three properties on Dogleg Lane are experiencing slope issues, in addition to the four properties on Par Four Court.

ASPECT Consulting will only provide an oral report for the \$1,500, so the four homeowners on Par Four Court have agreed to pay the extra \$1,000 required for a full written report, since the slope issues are potentially affecting their homes and home values.

Treasurer Rob Hamilton reports that we have sufficient funds to cover this expense without impacting our budget.

Members in attendance:

Board: Dave Cunningham (president), Charlie Mayfield (vice president), Mike Raymond (vice president/landscaping), Rob Hamilton (treasurer) and Victoria Barri (secretary).

Members: Cynthia and Tony Durham, Rick Roehrenbeck, Al Harness and John Griffith.

Discussion:

- 1) Dave Cunningham sent an email to the Jim and Bonnie Brenner outlining his expectations that they follow the recommendations of the initial ASPECT report.
- 2) Below is a copy of that letter:

Hi Bonnie and Jim,

You should know that in discussions about the motion we are going to vote on Sunday (see below), it was mentioned that some of the recommendations by ASPECT Consulting in its first report four years ago were not carried out on your property. We decided that if the motion below passes, in addition to paying for the \$1,500 follow-up report, we would ask that you follow the recommendations from ASPECT. The HOA will do the same and act on recommendations from this second report on our Common Area wherever possible. We believe that if all parties do what the consultants suggest, it's a win-win, with everyone doing their best to mitigate slope slippage, and no one could be accused of not doing their best to solve the problem.

Obviously, we can't compel you to do something on your private property if you choose not to do it, hence the word "ask." It's likely that the HOA will act on the recommendations for our Common Area regardless of what you choose to do. I know you are at least as motivated to address the problems as we are, you have a vested interest, and I suspect you would endeavor to follow ASPECT's recommendations anyway. Best, Dave Cunningham

- 3) Dave says Bonnie replied in an email and stated that they "totally agree on a win-win strategy and desire to partner with Aspect and the HOA in the best approach for mitigating further property loss for all our neighbors and residents of Fairwood Village."
- 4) Victoria Barri said that the Par Four Court members were graciously agreeing to pay the additional \$1,000 for a written report. She

asked if the Par Four Court Members were willing to share that report with the entire HOA. John Griffith and Al Harness said they would.

- 5) Mike Raymond made several points regarding the Brenners' not following all the advice/recommendations of the initial ASPECT and not following the rules. Mike called into question as to whether the retaining wall was on the Brenner's property or Common Area. John Griffith disagreed with Mike and said he had measured the area and that it was in fact on their property.
- 6) John Griffith said he felt there needed to be a more in-depth study vs. a visual overview. For example, there were questions about the amount of probing done.
- 7) Victoria Barri recommended that two people from the HOA meet with ASPECT during their follow up study. Mike Raymond and Joe Vozarik were suggested. John Griffith and Victoria Barri said they were willing to help.
- 8) John Griffith gave an endorsement of ASPECT from his experience and knowledge about them from his time spent in Bainbridge. He stated they have a solid reputation.

Motion was made to approve the above by Dave Cunningham and seconded by Charlie Mayfield.

The motion carried by a vote by the board of 4 to 1.

Adjournment: 1:34 PM

Respectfully submitted,

Victoria Wagner Barri

Secretary