

## Fairwood Village Association

### Annual Meeting

**Wednesday, July 22, 2020 on Dogleg Lane in the cul-de-sac outside at 3 PM**

**Meeting was called to order by:** President Joe Vozarik at 3:01 PM.

**Board Members in attendance:** President Joe Vozarik, VP/Landscaping John Griffith, VP Rick Roehrenbeck, Treasurer Rob Hamilton and Secretary Victoria Barri.

**Members in attendance (in lot order sequence):** Tony & Cynthia Durham, Charlie Mayfield, Diane Trujillo, Nancy Davis and Jim Harper.

**Members represented by Absentee Ballot & Proxy (in lot order sequence):** Jill Bryson & Dick Reynolds, Dave Cunningham, Wynne & Andrea Stevens, Mike & Elaine Raymond, Bob & Tan Ebert, Bill Marley & Anita-Louise Cressy and Al & Cindy Harness.

**Determination of Quorum and Attendance of Board & Members:** was made by President Joe Vozarik. During these COVID restrictive times, Joe thanked everyone for participating, including all the people who voted by Absentee Ballots/Proxy.

**President's Remarks:** Joe reminded members to follow the "Robert's Rules of Order", which was established by ex-President Dave Cunningham at our last Annual Meeting.

Joe thanked the Board for their participation and said he was thankful that this past year was a good, quiet year with no upheavals.

Some the accomplishments of the Board have been:

**A New Website:** was established by VP John Griffith and he is our website manager. This makes it much easier to access FVA information and provides all association forms, minutes, officers, CC&R's, etc.

It does NOT include any members personal contact information.

In addition, there is a blog section on the website for use in the future.

**Safety signs:** have been installed at the entrance to Dogleg Lane.

**Tree trimming:** has been done on the entrance to Dogleg Lane.

**Approval of Minutes from Board/Membership Vote Meeting Friday, December 27<sup>th</sup>, 2019:** A motion to approve the minutes was made by Rob Hamilton and seconded by Rick Roehrenbeck. Passed unanimously.

**Financial Report by Treasurer, Rob Hamilton:** Prior to our Annual Meeting, Rob sent out an email to all members detailing our financial Q2 Income Statement, our First Half Income Statement, our Balance Sheet and our Reserves Status. He said switching our fiscal year to align with the calendar year has been a major improvement especially with regard to landscaping contracts. Our current assets are \$8,430. We have three CD's in our Reserve Account totally approximately \$28,000. We have no liabilities (loans, accounts, taxes, notes or bonds outstanding).

**Future Reserve Fund Financial Considerations:** Rob said that the State mandated Reserve Fund study that we did this past year indicated two areas to be considered for the future. One being minor and the other major.

**Storm Drain Inspection and Clean out:** This has never been done since the inception of the neighborhood. Rob felt this would be a minor expense. There was a motion made by Diane Trujillo and seconded by John Griffith to get some quotes. The motion passed unanimously.

**Road Maintenance Surface Coat:** Rob said this is something that has been highly recommended by the Reserve Fund Study. Rob said that it is important to have preventative maintenance. According to the study, we would have to move forward on this in the next 4 to 5 years. It would be approximately 2 inches of overlay. Definitive quotes are still needed.

Victoria asked for a review of what each homeowner could financially expect moving forward. Rob said we have \$28,000. in our Reserve Account and we are building on that with the voted increase in dues of \$65. per quarter. However, in 4 to 5 years, homeowners should expect a "modest" assessment to compensate for the short fall.

**Landscaping Report:** by VP John Griffith. He said we had six bids this year and we decided on Richard from Four Seasons for a number of reasons including his willingness to do unpaid extras for us such as Christmas lights. We are in a two-year contract with Four Seasons. John said we have cut back on cutting the slopes from 5 to 6 times a year to 3 to 4 times. However, this year it has had “an over the top” amount of rain, which means more cuttings might be expected. He is closely monitoring the slopes.

**Backflow testing:** Only one home did not pass. It is up to the homeowner to pay and correct the problem. The homeowner did and every home is in compliance. The testing is part of our contract with Four Seasons.

**Changes/Adjustments to Individual Homeowner Landscaping:** Please fill out the necessary paper work. You can find it on our website or contact our ARC representative Joe.

**Weeding:** Richard from Four Seasons has weeded the area next to 113 Dogleg Lane, which is Common Area. The cost was approximately \$250. Rob questioned whether we want to continue this expense. John said he would speak with Richard and determine the best way to proceed. Weeding at Par Four Court Monument continues to be done by Rosie Zampera. Weeding at the Dogleg Lane Monument has not been done, but Richard is aware and we have a quote. The area along the street next to the Zampera home belongs to the county. Richard is no longer spraying the weeds in this area for two reasons--per Dinko Zampera’s request and Richard’s liability concerns. Cynthia Durham recommend spraying with white vinegar.

**Sprinkler system:** is being monitored by Joe and John Griffith. In the past there have been problems with large water bill, but they feel they have corrected the problem. Charlie recommended the time of the sprinkler be moved to either earlier or later in the day.

**Planted Slope below Par Four Court:** Rick Roehrenbeck asked John how the plants were doing. John stated that the initial 300 plants were doing well and Sheri and he planted 70 additional plants this past Spring. All plants are native.

**ARC (Architectural Review Committee) Report:** by our ARC village representative Joe Vozarik. Joe is also on the SBCA ARC Committee.

Purchasing a home in our neighborhood does come with a set of rules and procedures. It is important to note that not all neighborhoods have the same regulations. Our Secretary Victoria Barri has made sure that every homeowner has been given a physical green pamphlet outlining the do's and don'ts of our neighborhood. In addition, information on what is allowed and what is not is on our website along with all the necessary forms.

Before you start a project on your property, please fill out the proper paperwork. In the past year many projects have been streamlined and do not require paperwork. It is the responsibility of the homeowner to review the regulations and know what they can and can't do.

Joe is willing to help you to make sure you are using the correct forms. All applications should be submitted to our village ARC Joe and will be reviewed by the board. Also, there is the option of going directly to the SBCA ARC to circumvent the village ARC. However, ultimately the application will come back to our village ARC.

Note: All ARC applications are due to SBCA ARC by the second Friday of the month.

Joe said it is important to follow the rules and maintain your property as the failure to do so impacts home values.

Joe said to the best of his knowledge, all projects have been approved or withdrawn. The only project that was not approved were the retaining walls behind the Ebert's home due to their location in our Common Area and the liability to all HOA members. This was voted on by the entire membership not to proceed and not decided by the board.

Joe has received the Word Document from SBCA with regard to Fines and Fees. He will be reviewing. Joe encouraged people to comply and avoid fees.

John Griffith asked about fences in various neighborhood such as Ludlow Cove and up on Olympic Terrace II. PLA is allowing contractors to do that. It was discussed

that within the PLA Resort there are inconsistencies and that ultimately the rules and regulations are particular to each neighborhood.

**Introduction of Board, Board Candidates and Nominations from the Floor:**

Secretary Victoria Barri introduced the Board and asked for Nominations from the Floor. There were no nominations.

**Membership Voting, Ballot Completion and Counting of Absentee/Proxy Votes:**

Ballots were passed out and collected. These were combined with Absentee Ballots/Proxy votes. Secretary Victoria tallied votes along with Member Nancy Davis. It was a secret ballot. The top five vote getters were elected to the board.

Sixteen of the nineteen homes voted. The top five vote-getters, in alphabetical order were, Victoria Barri, John Griffith, Rob Hamilton, Rick Roehrenbeck and Joe Vozarik. This is the same board as this past year.

Their term starts at the conclusion of this Annual Meeting and will end at the conclusion of the next Annual Members Meeting in the summer of 2021, when a new election will be held.

Nancy Davis and Diane Trujillo congratulated the Board and thanked them for all the efforts and hard work for the neighborhood.

**New Business:** While Victoria and Nancy were counting ballots, Cynthia Durham brought up the question of a summer neighborhood picnic. It was discussed, but the general consensus was that the logistics were too difficult to do at this time due to COVID uncertainty and restrictions.

Cynthia went on to say that she is concerned about dog owners not picking up after their pets in our Common Area near the Dogleg Lane entrance. She stated, "This is NOT a dog park!" Several members were in agreement. Lively conversation ensued and it was agreed that we needed a sign to make people aware.

**Adjournment:** A motion to adjourn was made by Joe Vozarik at 4:19 PM and seconded by John Griffith. Passed unanimously.

**Respectfully submitted by:** FVA Secretary- Victoria Wagner Barri