

Fairwood Village Association Membership Meeting Minutes
10:00 AM Thursday, April 21, 2022
Bay Club Classroom

1. Call to Order: 10:05 AM by Mike Raymond, President

2. Roll Call: 13

- a. By lot #: (1) Jill Bryson & Dick Reynolds, (2) Ken & Mary Lee Sondergard, (3) Joe Vozarik, (4) Rick Roehrenbeck, (5) Rob Hamilton, (6) Dave Cunningham, (7) absent, (8) Wynne Stevens, (9) Mike & Elaine Raymond, (10) absent, (11) Charlie Mayfield, (12) absent, (13) absent, (14) Nancy Davis, present by proxy, (15) Anita-Louise Marley, (16) absent, (17) absent, (18) Al Harness, (19) John Griffith.
- b. Quorum established.

3. Open Forum:

- Wynne Stevens expressed concerns about the Landscaping responsibilities and the new FVA Rules. He disagrees with sealing the road and believes the sub-base must be addressed first. He would like to see the land at the entrance of Dogleg Lane be expanded instead of mowing the north slope behind Dogleg Lane.
- Jill Bryson agrees with reducing the amount of mowing on the north slope behind Dogleg Lane.
- Rick Roehrenbeck asked for clarification about FVA taxes. (Yes, FVA is responsible for paying federal and county taxes.) He expressed concerns about the new FVA Rule regarding surveys and the state of the storm drains. He would like to see more research for road/storm drain repair vendors and some repairs as necessary, but is against an increase in homeowner dues next year.
- Joe Vozarik suggested we need to contact road/storm drain repair vendors soon before their schedules fill up. He would like to see a map of our storm drains and pipes. He believes a 2 inch resurface of the road is not the way to go and that the moss and sediment needs to be removed from the cracks.
- Dave Cunningham is concerned the north slope behind Dogleg Lane would be a fire hazard if the mowing was reduced.
- Anita-Louise Marley asked if there would be a vote of the membership about the mowing of the north slope behind Dogleg Lane. (No, there will not be a vote of the membership.)
- Charlie Mayfield pointed out FVA should focus on items that are needed before items that are wanted. The storm drain between lot 7 and 8 needs to be fixed.

More information will be needed after the Reserve Study is complete in order to make a decision about the road/storm drain repairs. He pointed out that the FVA HOA has too many assets and responsibilities to be dissolved.

- John Griffith believes FVA Rules should be voted on by the membership.
- Mary Lee Sondergard does not believe the north slope of Dogleg Lane would become a fire hazard if mowing was reduced based on a conversation with the local fire department.
- Mike Raymond stated that the membership is always encouraged to give input to the board regarding issues that will be voted on by the board. Motions to be voted upon will be reported in the board minutes of one month and the actual vote will occur at a future board meeting. That gives time for members to deliberate and discuss with other members and contact board members with input.

- A 10 minute recess was called from 10:45-10:55 AM.

4. Approval of Agenda: The agenda was approved as amended.

5. Approval of Last Meeting's Minutes: The November 9, 2021 FVA Membership Meeting Minutes were read and approved.

6. New Business:

- a. 2022 Proposed Budget: A motion was made and seconded to approve the 2022 Proposed Budget. Discussion followed. The 2022 Budget was approved.
- b. 2022 Annual Dues Rate: A motion was made and seconded to approve the 2022 Annual Dues Rate. The current rate of \$240 per quarter was approved.
- c. Fairwood Village Rules: Each of the 4 Fairwood Village Rules were discussed. Although not every FVA member agrees with portions of the rules, the intent of these rules is to promote a harmonious neighborhood. Fairwood Village has the duty to protect all homeowners from landscape and building modifications that do not conform to design standards, or from unauthorized or unpermitted modifications. Additionally, these rules were put in place to decrease the chances for contentious and/or confrontation situations caused by neighbors being surprised by other's actions.
- d. Disbanding FVA HOA: In addition to Charlie Mayfield's comments during the Open Forum, Elaine Raymond provided further points. Fairwood Village is a small HOA with a large amount of responsibilities, primarily the common area and the roads. The maintenance cost for these responsibilities are paid for by only 19 homes. Many other HOAs may have lower Annual Dues because their

maintenance costs are divided and paid for by a larger number of homeowners and they may have fewer responsibilities to pay for such as not owning their own roads. No one, not even South Bay will take over these responsibilities for free. The services that the FVA HOA Board of Directors perform for free would be very expensive if someone else had to be hired to do them.

- e. Financial Analysis: It is expected that there will be an increase in the Annual Dues for 2023. After the Reserve Study is complete and additional information obtained from vendors, options will be developed and discussed by everyone before any decisions are made.
- f. Selling Common Area: John Griffith agreed to head a committee to investigate the feasibility of selling the common area near the entrance of Dogleg Lane to PLA (Port Ludlow Associates). Note: After the meeting John Griffith reported that he reviewed the information regarding selling the common area and found that it would cost Fairwood Village approximately \$30,000 before PLA would even consider buying the common area land, making this an unreasonable option at this time.

7. Adjourn: The meeting was adjourned at 12:05 PM.

Next FVA Membership meeting: **Thursday, December 8, 2022, Bay Club, 10AM.**

Submitted by Elaine Raymond, Secretary