

DRAFT
Fairwood Village Association Board of Directors Meeting Minutes
10:00 AM Thursday, November 17, 2022
Bay Club Classroom

1. **Call to Order:** 10:07 AM by Mike Raymond, President

2. **Roll Call:**
 - a. Board of Directors: Mike Raymond - President, Charlie Mayfield - Treasurer, Elaine Raymond - Secretary
 - b. Members: Mary Lee Sondergard, Joe Vozarik, Rick Roehrenbeck, Wynne Stevens
 - c. Quorum established.

3. **Approval of Agenda:** The agenda was approved with additions.

4. **Approval of Last Meeting's Minutes:** The October 20, 2022 FVA Board of Directors Meeting Minutes were reviewed and approved.

5. **Presentation of Reports:**
 - a. **Treasurer's Update:** Charlie Mayfield, Treasurer reviewed the balances on the FVA accounts:
Checking Account: \$7,613.98
Money Market: \$1,080.90
Business CDs (4): \$36,468.87
Total Bank Assets: \$45,163.75
No outstanding dues.
 - b. **Landscape Maintenance Committee:**
 - i. RG Landscaping failed to winterize the sprinklers and suggested Fairwood Village hire someone else. Hiring someone else will cost twice as much as the agreement with RG Landscaping. However, due to other services RG Landscaping did not perform or invoice, the additional cost will not be over budget.
 - ii. FVA will be looking for a different landscape provider.
 - iii. A summary of the Landscape Survey was reviewed. See attached.

6. **Architectural Committee:** Building Construction/Modification Application for Lot #7 - Herling, was deferred by South Bay ARC on October 21, 2022. South Bay

ARC requested more specific information on the deck. It was also noted that an out of date form was used and that the current form (Rev.6.5 11-4-2020) be completed.

7. Old Business:

- a. Budget and Dues planning - The Budget Task Team is still working on possible budget scenarios which will be mailed out to the membership prior to the December 8th Membership Meeting.
- b. Treasurer, Charlie Mayfield distributed a Fairwood Village YTD Income/Expense sheet and a preliminary draft 2023 Budget. The Board is recommending a quarterly dues increase of \$50, from \$240 to \$290. Annual dues would increase \$200 from \$960 to \$1,160. This recommended increase is driven by two factors - the current rate of inflation and the need to increase our reserve funds to address future major roadwork (an asphalt overlay). See attached.
- c. Nomination and Election Process -
 - i. 12 residents were nominated. Confirmation of acceptance was not obtained for all nominees, so the Secretary, Elaine Raymond, will confirm acceptance prior to making the ballot.
 - ii. The possibility of a tie in the voting was discussed and the decision was made to randomly draw names to choose the winner in case of a tie.
 - iii. The suggestion to have staggered 2 year Board Director positions was discussed. A By-Laws (not CCRs) change would be needed, The idea will be presented at the Membership Meeting, but not be voted on at this time.
- d. Road Project Planning Update - No decisions need to be made now about how and when the road repair will actually be done. Reasonable preparation and financial planning does need to happen now.

8. New Business:

- a. Olympic Terrace has requested reflectors be placed on the large rocks on the corner of Teal Lake Rd and Springwood. Other preferred options were discussed such as reflectors on wire stakes.

9. Open Forum:

- a. Wynne Stevens had a complaint that the FVA Board of Directors has not handled the ARC Building / Landscaping applications fairly.

10. **Adjourn:** The meeting was adjourned at 12:04 PM.

Next Annual Membership meeting: **December 8th, 2022 - 10:00 AM at The Bay Club.**

Submitted by Elaine Raymond, Secretary

Attachments:

1. Landscape Survey Summary
2. Fairwood Village YTD Income/Expense sheet
3. Preliminary Draft 2023 Budget

Fairwood HOA Landscape Survey Summary 2022

11 surveys returned

Common Area Maintenance

- More than half of residents are **dissatisfied** with common area maintenance.
- About equal numbers think it should 1) look better, 2) stay the same, or 3) some go back to nature
 - Comments:
 - Cost is always a factor in decisions
 - Slope has never looked worse
 - Plant native low growing plants
- Concerns or suggestions:
 - replace grass w/ alternative
 - blackberry vines cut back
 - mowing of large slope regularly
 - Scotch Broom removed
 - sprinkler system utilized better
 - encourage grass under Dogleg Lane trees
 - prescriptive fire to take out trees S of Dogleg
 - Leave blackberry vines alone
- Want to be responsible for common area behind home? 7 no; 3 yes
 - Comments:
 - common area maintenance cost shared by all
 - Maintain status quo between string cuttings

Individual Lot Care

- **More than half** employ someone else to maintain lawn and garden
- Interested in co-op? Yes - 4; No - 6
- Things to possibly include: mowing/weeding (6), fertilizing/moss (5), bush and tree trimming (4), aeration/thatching (4)

Comments: 2 comments indicating satisfaction w/ RG's work, 1 indicates not satisfied

Fairwood YTD 11-17-22

Income

	Budget	YTD Totals	YTD Avail Bud
Dues @ \$240 per qtr.	\$18,240	\$13,680.00	\$4,560.00
Transfer from Ready Reserve for road repair	\$0	\$7,000.00	\$0.00
CD interest	\$500	\$0.00	\$0.00
	\$18,740	\$20,680.00	\$1,940.00

Expenses

	Budget	YTD Totals	YTD Avail Bud
Electricity	\$350	\$142.94	\$207.06
Water & Sewer	\$575	\$266.50	\$308.50
Supplies	\$40	\$163.67	(\$123.67)
Copies/Faxes	\$100	\$70.15	\$29.85
Professional Services	\$1,150	\$1,150.00	\$0.00
Taxes, Licenses	\$125	\$212.74	(\$87.74)
Legal	\$0	\$0.00	\$0.00
Misc	\$300	\$210.00	\$90.00
Irrigation/ Plumbing Repair	\$500	\$0.00	\$500.00
Landscape Mgmt	\$7,250	\$5,301.56	\$1,948.44
Street Maintenance	\$5,250	\$10,249.45	(\$4,999.45)
Other Maintenance	\$0	\$0.00	\$0.00
Insurance	\$600	\$548.00	\$52.00
Contribution to Reserves	\$2,500	\$0.00	\$0.00
Total Expenses	\$18,740	\$18,367.38	\$372.62

2023 Proposed Fairwood Budget

Quarterly dues increase \$50

Quarterly dues incr from \$240 to \$290

Annual members dues increase \$200 from \$960 to \$1,160

Reserve contribution - \$7,405

	2022 Budget	2022 Proj Actual	2023 Dues	YOY \$ Dues Incr.	YOY % Dues Incr
Dues Per Qtr Per Memb	\$240	\$240	\$290	\$50	20.8%
Annual Dues Per Memb	\$960	\$960	\$1,160	\$200	20.8%
Dues Revenues	\$18,240	\$18,240	\$22,040	\$3,800	20.8%
CD Interest	\$500	\$500	\$500	-	-
Total Revenues	\$18,740	\$18,740	\$22,540	\$3,800	20.3%

Expenses	2022 Budget	2022 Proj Actual	2023 Est Budget	YOY \$ Exp Incr.	Bud YOY % Exp Incr
Electricity	\$350	\$375	\$400	\$50	14%
Water & Sewer	\$575	\$600	\$650	\$75	13%
Supplies	\$40	\$40	\$50	\$10	25%
Copies/Faxes	\$100	\$100	\$110	\$10	10%
Profess. Services	\$1,150	\$1,150	\$500	-\$650	-57%
Taxes, Licenses	\$125	\$200	\$225	\$100	80%
Legal	\$0	\$0	\$0	\$0	0%
Misc	\$300	\$250	\$300	\$0	0%
Irrigation/ Plumbing Repa	\$500	\$0	\$250	-\$250	-50%
Landscape Mgmt	\$7,700	\$7,700	\$8,500	\$800	10%
Road Maint	\$5,250	\$10,249	\$3,000	-\$2,250	-43%
Other Maintenance		\$0	\$0	\$0	0%
Insurance	\$600	\$600	\$650	\$50	8%
Contingency			\$500		
Reserves	\$2,050	(\$2,524)	\$7,405		
Total Exper	\$18,740	\$18,740	\$22,540	\$3,800	20%