

Fairwood Village Association Organizational Meeting Minutes
10:00AM Thursday, January 26, 2023

1. Call to Order:
10:00AM by John Griffith, President
2. Attending: Board of Directors as follows:

John Griffith, Rick Roehrenbeck, Wynne Stevens, Joe Vozarik, Sheri Griffith.

Quorum established.
3. Topics of Discussion:
 - a. Revised Budget 2023: To be presented at upcoming members meeting for approval. Reviewed Washington State HOA documents to verify proxies can be allowed for budget approval.
 1. Discussion regarding proposed 2023 budget and line items suggestions for adjusting some of the figures and consolidating line item titles.
 2. Landscaping bid from Richard/Four Seasons Landscaping discussed. All felt the bid is reasonable and since we know him and he is familiar with our properties, it makes sense to accept the bid. Rick and Wynne to finalize the contract. Detailed outline of services will be presented at the upcoming members meeting.
Yearly cost: \$7629.96. Will pay him monthly over 12 months \$635.43/mo.
Budget to be revised accordingly.
 3. The Board discussed upcoming road work options for Dog Leg. The invoice from Lakeside Services for work done 2022 was reviewed. Joe will contact them for bids on sealing the cracks this year. "Road Maintenance" line item will be adjusted accordingly.
 - b. Communications with our Members:
 1. Can we email quarterly Dues Notices? We will reach out to the membership for their preferences. We are happy to mail the notices if requested, but emailing would be a time saver, eliminating the need for copying, envelopes & postage.
 2. Can we email meeting notices, as well? Sheri to find out if HOA rules permit.
 3. Contact List: Names and addresses can legally be included but email addresses, phone numbers, emergency contact info must be approved by the member. Discussions and revisions are ongoing.
 4. Further emails to members will be blind-copied for privacy purposes.

c. Landscaping:

1. Discussed landscaping bid from Four Seasons Landscaping, see (Item a.2.) above.
2. Dog Leg Lane shoulder work discussed; lay landscaping fabric under the trees and spread mulch. Wynne to spearhead this effort, hopefully our homeowners can help out.
3. Also the area around the entrance was discussed; Scotch Broom is beginning to encroach onto the mowed areas and it would be to our advantage to remove it before it matures. Wynne is willing to do this but would love to have help. Wynne will also look into acquiring a burn permit (for designated burn spot) when debris has been gathered and the time is right.
4. There is concern about the steep rocky area next to the Dog Leg Lane entrance and the possibility of injury from entering the area. Wynne will look into the cost of a section of split rail fencing as a barricade and posting a caution sign of some sort.
5. It was suggested a simple shelter of some sort be erected around the mailboxes on Dog Leg to prevent wear and tear and prolong their life. Wynne to look into design and costs.

d. South Bay HOA Presidents Meeting:

John Griffith attended this meeting on 1/20/23 with other HOA presidents. He shared these items:

1. Crime prevention issues being experienced by most communities; burglary and vandalism most prevalent. Options were discussed for our community including signs posted "Neighborhood Protected by Security Cameras" (without the cameras), or maybe cameras at the entrance to Dog Leg Lane and Par 4.
2. Our ongoing road maintenance discussions and future costs are being experienced/shared by all communities with private roads. It was suggested these communities could save by consolidating the work; using the same contractor and/or the dates work is done. This concept could also apply to snow plowing, tree maintenance in our common areas, and even E & O Insurance and issues requiring legal advice. Discussion will continue in future meetings.
3. Land has been donated to Port Ludlow for use as a county park, and a committee is looking into costs and feasibility.
4. SBCA will be hosting a training meeting for all HOA officers in April. Specific dates to be announced at a later time.
5. Monthly Socials are being reinstated at the Bay Club. Please check their website calendar for more specific information.

Adjourned 12:00pm. Thanks to all for attending.