

Fairwood Village HOA Director's Organizational Meeting Minutes 11:00AM Thursday, January 5, 2023

1. Call to order:
11:00AM by John Griffith, President

2. Attending: Board of Directors positions approved as follows:

President:

Vice-President: Vice-President/Landscaping: ARC

Representative: Secretary/Treasurer:

John Griffith

Rick Roehrenbeck Wynne Stevens Joe Vozaric

Sheri Griffith

Tasks: Joe, Wynne and Sheri to review financials spreadsheet.
Joe to contact Charlie to obtain the spreadsheet and associated documents.

All above attended. Quorum established. 3. Topics of Discussion:

a. Dues: Discussion regarding raising dues to fund the reserve account. Decision unanimous to keep dues at current level, \$240/qtr, during this economically uncertain time; it was agreed to revisit the subject next year. It was also agreed to amend the quarterly statements to homeowners to read, "Delinquent after 30 days". Should homeowners be unable to submit their dues, a waiver or delay will be determined by the Board of Directors on a "case-by-case" basis.

b. Budget:

1. The Board will review the 2022 Budget and revise if needed to reflect this year's needs. Joe Vozaric and Wynne Stevens to work on this. Copies of the Budget to be distributed at all Board

Meetings for discussion, review, and transparency. Input from all Homeowners welcome and encouraged.

2. Board discussed chip/seal options for Dogleg Lane for future dues/budget revision.

Information to be gathered and qualified contractors consulted so a move forward can be determined.

Copy of invoice for road work completed last year to be obtained.

3. Discussed obtaining bids for Association's Insurance, with possibility of saving on our current premium. John Griffith to reach out to USAA for information.

c. The Board discussed the storm drain situation, locating drainage outlets, and maintenance that may be required. Wynne to locate a storm drain map for further review.

d. Joe Vozarik to act as ARC representative and will provide forms when requested.

e. Board discussed and reviewed 2018 Aspect Report regarding slippage on the hill behind the homes on Par 4 Court. The bushes planted three years ago have matured and bank is holding currently, however, the septic work done last year behind 12 Par 4 Court removed a number of plants. Discussed planting new starts in the area where needed. Will revisit this in the

spring; native plants available at the Jefferson County Master Gardener Plant Sale in May, for reasonable prices.

f. John to review the association website to make sure information is correct and attached documents are up-to-date.

g. The Homeowner/Association contact list was reviewed, with discussion including privacy guidelines and preferences. According to the State of Washington, only names and addresses can be made public. Suggested having a master list,

with phone numbers, email addresses, and emergency contact information included, accessible to the Board.

h. John Griffith, Sheri Griffith, Wynne Stevens to be authorized signers on the Association bank account. Previous signers, Mike Raymond and Ken Sondergard are removed. Required paperwork discussed.

4. Landscaping Report:

a. The current landscaping contract is valid until 4/1/23. Rick Roehrenbeck and Wynne Stevens to obtain bids. Should have information by mid-February. Suggested one-year contract with clause to renew another year, adjusting for pricing increase if necessary. Discussed how payment should be made from HOA, monthly or annually.

b. Rick and Wynne met with McClain Landscaping and walked the Association property, common areas, and entrance; report discussed with the Board.

c. Discussed individual property's maintenance options with the chosen landscaping provider. Suggested a spreadsheet to all owners outlining the available schedule of services. At that point, HO's will be billed individually by the contractor.

d. Discussed whether yard debris removal should be made available to each home. Landscaping bids could reflect this option.

e. The Board discussed landscaping options for the various common areas, including mowing or mulching the entrance, cutting the hillsides, and watering choices. The integrity of these areas are a priority. Landscaping bids to assist in answering these questions.

f. Current landscaping projects:

Hurlings deck expansion; setbacks, drainage easement, status of

work? Joe discussed ARC applications for the project with the board. Report at the next meeting.

5. Meeting Adjourned by President John Griffith at 1:00pm.

John expressed his thanks for the new members of the Board and their willingness to serve our HOA. All expressed their hopes for a good experience this year, by being flexible when we can, treating all with respect, trying not to take things personally, and having a good time. Let's restore our sense of fun and neighborliness to our community!!