

Fairwood Village Association Board of Directors Meeting Minutes

10 a.m., Saturday, Dec. 16, 2023

Bay Club

- 1. Call to Order:** 9:59 a.m., John Griffith, president. A quorum was established. Board members present: John Griffith, Sheri Griffith, Dave Cunningham, Rick Rohrenbeck.
- 2.** John moved to approve the minutes from our last meeting, Dave seconded, and the motion passed.
- 3. Board election:** John said at least 25 percent of members voted, which makes it valid, and John moved that officers stay in their same roles as last year. Rick seconded, and the motion passed.
- 4. Landscaping report:** Rick said we signed a new contract with Richard of Four Seasons: "We have good relationship with him, he's 86 years old and has some health problems, but he said he is willing to work for another year. We spent \$500 more than planned to take care of the slope, also we also had some trees on a property causing issues, so we took care of that." Rick felt we had a successful year overall, and he will sit down with Richard in January to talk about the future. "We did some remedial work in entry and on Par 4 Court," Rick said, "and we have Christmas lights in the entry again." After Rick and Richard meet in January, we'll have a board meeting to vote on a new contract.
 - A. A motion to negotiate new a landscaping contract was made by John, seconded by Rick, and the motion passed.
 - B. Rick said a Reserve Study "guru" has a proposal, which will be discussed in our January meeting.
- 5. Budget:** Dave moved that we accept the new budget as reported, Rick seconded it, and the motion passed.

John moved to adjourn the board meeting, Sheri seconded, and the motion passed. The meeting was adjourned at 10:19 am.

MEMBERS MEETING

1. Call to Order: Members meeting was called to order at 10:20 a.m. by John, who noted that we still have a quorum for valid votes.

John introduced new HOA member Scott Postlewait to the members and informed the group that Kim (not present) has recently moved into the neighborhood at 134 Dogleg Lane.

2. Budget: Sheri said budget revenues were higher than expected and the 2024 budget amount is bigger because dues went up. The budget included \$3,000 for road repairs, and none of that has been spent yet because it's still in process. John said we haven't had any more problems with the drains and added that road, water and sewer costs rose slightly, "but the budget looks good ... for 2024, we bumped up the landscaping budget slightly because we anticipate slightly higher costs. That number could change. We have \$9,500 in there right now, and Rick said he expects expenses around \$8,000."

Charlie Mayfield (not present) has suggested to Sheri that we take a large portion, around \$15,000, and move it into the money market for better returns. Rob Hamilton suggested we increase our budget for water and sewer from \$950 to \$1,500 because of rising costs.

Erika Mayfield suggested we get other bids for landscaping because Richard of Four Seasons is 86 years old, and she mentioned *His Hands* as a possible alternative bid. Diane Lovina suggested we get multiple bids. Rick said he's gotten multiple bids, but he's had trouble finding reliable, bonded, qualified landscapers. Erika suggested we put in a groundcover, like ivy, on the slopes so we never have to pay to weed whack the slopes again. It would only need to be watered for the first season, but John expressed concern that watering that slope could cause flooding in his area. He is also concerned about fire hazards around the pines on the slopes behind the south side of Dogleg Lane. Erika said she had Aspect Geotech evaluate dangers with the slope behind her house, and they said it could possibly be subject to a landslide. She did some planting to firm it up. John suggested we do our own study, or even just use Erika's report, to make decisions about what could and/or should be done.

Members discussed options for fixing issues in the entry to Dogleg, including replacing lights, parking posts, and new posts to protect sprinklers from being run over by cars in that area.

Erika suggested we clean up the mess behind Wynne Stevens' house in our common area. Should we form an ad-hoc committee to take charge of these issues? No conclusion was reached.

Newspaper stands near mailboxes: Elaine made a motion to remove all the stands since nobody gets newspapers anymore. Rob seconded it, and the motion passed.

John suggested we table a review of the 2024 budget until we have a clearer idea of what we have and can adjust as needed.

Discussion of membership lists and distribution: Should we cease distribution of a printed paper membership list or send out emails to ask who wants to be included on list, and they can put whatever information they want on that list, or not be included on list at all? Consensus was that can be done without any vote by the board or members.

Nancy Davis thanked the board for its service.

No date for the next board meeting was selected.

John moved to adjourn, Rick seconded, the motion passed, and the meeting was adjourned at 11:33 a.m.

Submitted by Dave Cunningham, Scribe