

Fairwood Village Association Members Meeting Minutes
10 am, Saturday, December 14, 2024
Bay Club

1. **Call to Order:** 10:05am, by John Griffith, president. Second, Scott Postlewait. A quorum was established. Present: Nancy Davis, Dick Gregory, Jill Bryson, Al Harness, Rick Roehrenbeck, Rob Hamilton, Scott & Katie Postlewait, Tan Ebert, Jo Baker, Mike & Elaine Raymond, Sheri & John Griffith.

2. **Election of Officers 2025:** John Griffith shared the process of nominating and electing Board of Directors Officers and tallying votes from the ballots which were submitted by our HOA members.
The new new board of directors for 2025: Katie Postlewait, Charlie Mayfield, Dave Cunningham, Sheri Griffith, John Griffith. Due to the absence of two of the new board members, a meeting will be scheduled at a later date to determine roles. All welcomed Katie Postlewait as the newest member of our Board, and are grateful for her willingness to serve!

3. **A special Thank You!:** Special thanks were extended to Rick Roehrenbeck for his many years of service to the Board and the HOA as Vice-President/Landscaping, upon his retirement as an officer. We all appreciate his hard work in establishing the most advantageous landscaping contracts for our HOA. Thanks, Rick!

4. **HOA holiday social:** Katie and Scott Postlewait have graciously agreed to host our holiday social in their home, December 27 from 4pm to 6pm. Please bring your beverage of choice and an appetizer/goodie to share. A special thank-you to Diane L for all of her hard work this year, keeping us social!

5. **2025 Budget:** We currently have \$23,447 in our HOA checking account. There has been discussion about moving some of that balance to CD's, and that is ongoing. Due to a few customer service issues at Sound Bank, there is the possibility we may change banks, however, moving current CD's results in financial penalties, so a possible change has been tabled for right now.
 - a. The landscaping expenditures came in under budget, due to the lack of unforeseen issues that needed to be addressed in 2024.
 - b. The 2024 Reserve Contribution is actually \$3095 MORE than the \$7,297 that was budgeted for Reserves this year. The increase is due to not

having any Street Maintenance expense this year, which was budgeted at \$3,000. (See note #1 on 2025 Proposed Budget.)

c. The 2025 Reserve Contribution is \$3,895 LESS than 2024 actual because of increased Landscaping cost (\$2,000) and required on-site Reserve Study cost (\$850 more than 2024 no visit report). (See note #2 on 2025 Proposed Budget.)

d. Rob Hamilton proposed reducing the \$12,500, on “Landscape Mgmt”, under 2025 Proposed Budget, to \$9500; then placing the \$3000 difference on the “Landscaping Addt'l” line.

Mike Raymond proposed approving the 2025 Budget, Al Harness seconded.

6. Road Condition Report:

a. A big thanks to Scott P. and Rob H. for hauling away the old newspaper boxes! Both Par 4 and Dogleg are benefiting from the enhancement!

b. Dick G. commented that the area around the repaired catch basin on Dogleg is holding up well, but that we should keep monitoring that area. He mentioned someone who hired a company other than Lakeside for an asphalt overlay, and that they had done a good job. Dick G. to determine that vendor and advise the Board.

c. Sheri G. read portions of letter from Charlie to Joel Tax, our Reserve Analyst, in reference to the chip seal vs. asphalt overlay debate. John G. stated that the future may hold a dues increase or assessment if it is determined the more expensive asphalt overlay is our best option. Charlie will schedule a call between Joel Tax and the Board in order to obtain more information. Charlie will also ask Lakeside to update their bid on the road work early 2025 so we have current numbers. This discussion is ongoing.

d. Mike R. suggested a study of the most worn and damaged area(s) of Dogleg, and simply repairing those areas at this time, until the reserves have increased. Charlie will be approached about this suggestion.

7. Landscaping Report:

a. The landscaping contract has been awarded to Four Seasons/Richard Kufahl for 2025. Richard has stated he will only work one more year. Our by-laws state new bids must be obtained every three years, so the search will be “on” for a new landscaper this year.

The actual landscaping figure for 2024 = \$8853 plus the sprinkler winterization of \$1063.73 to Wildflower Landscaping.

b. The proposed budget for 2025 = \$9353 (Four Season’s contract). Rick explained the cost increase is due adding additional slope area to our periodic slope cuts.

c. Mike R expressed concern about overgrown vegetation in the common area behind the homes on the inside of Dogleg, which hang over the yards and may be a fire danger. There was discussion about tree growth which affects our views, as well. It was asked if there is a plan to address the overgrowth. John G has been in contact with Yeoman Tree Service to talk about this situation, and obtain bids on limbing the large trees bordering Par 4 Court; years worth of dead branches and leaves under the low-hanging branches could be a fire danger. John G suggested forming a committee to come up with a plan to address concerns and provide ideas and options for rectifying the situations on both streets. It was suggested a buffer zone around each property might be an option to address the fire danger.

d. Jo Baker pointed out that the bushes and thickets around our properties are a valuable bird habitat, and it was agreed we should be mindful of nature as we explore our options.

8. It was suggested that all members avail themselves of the opportunity to attend Board meetings with questions and concerns about our community. John G assured members that transparency is a priority, that notice is given of meetings, minutes are distributed, and all are always welcome.

Happy Holidays to All!

Meeting adjourned 11:10 a.m.