

Fairwood Village Association

2021 Annual Meeting

Tuesday, November 9, 2021 - Bay Club Classroom 1 PM

Meeting was called to order by: President Joe Vozarik at 1:01 PM.

Board Members in attendance: President, Joe Vozarik, VP/Landscaping, John Griffith, VP Rick Roehrenbeck, Treasurer, Rob Hamilton and Secretary, Victoria Barri.

Members in attendance (in lot order sequence): Jill Bryson & Dick Reynolds, Ken & Mary Lee Sondergard, Tony & Cynthia Durham, Wynne Stevens, Mike & Elaine Raymond, Erika Mayfield, Bob Ebert and Nancy Davis.

Members represented by Absentee Ballot & Proxy (in lot order sequence): Andrea Stevens, Diane Lovina, Bill & Anita-Louise Marley, new member Debbie Reaneau and Al Harness.

Determination of Quorum and Attendance of Board & Members: was made by President Joe Vozarik. During these COVID restrictive times, Joe thanked everyone for participating, including all the people who voted by Absentee Ballots/Proxy.

President's Remarks: Joe reminded members to follow the "Robert's Rules of Order" and asked Secretary Victoria Barri to read them. This procedure was established by ex-President Dave Cunningham at the 2019 Annual Meeting. Purpose was to keep comment on the issue at hand and not the personality.

Joe thanked the Board for their participation this past year.

There was a motion made by Rick Roehrenbeck to approve the minutes from the July 2020 Annual Meeting. It was seconded by John Griffith. Mary Lee Sondergard asked to see the minutes. It was explained that they were emailed to all members including her for their review and she should have a copy on her computer. The motion passed.

Financial Report by Treasurer, Rob Hamilton: Prior to our Annual Meeting, Rob sent out an email to all members detailing our financial Q3 Income Statement, our Income Statement, our Balance Sheet and our Reserves Status. Last year with the switching our fiscal year to align with the calendar year has been a major improvement especially with regard to landscaping contracts.

There will be no change in dues for the Financial Year 2022. Thus, the dues-based income will be the same as 2021. Our current assets are \$8,430. We have three CD's in our Reserve Account totaling approximately \$31,266. We have no liabilities (loans, accounts, taxes, notes or bonds outstanding) for the Fairwood Village Homeowners' Association.

Transfer to Reserve CD's: The 2022 budget for reserves transfer is \$5,000. Board approved this motion was proposed by John Griffith and seconded by Rick Roehrenbeck. The 2021 budgeted Reserves transfer is \$10,000. To date we have transferred \$2,500 from savings to Reserve CD's. Rob anticipates transferring another \$5,000. for the Reserves by year's end plus being able to directly pay for the

anticipated \$3,218 cost to repair the storm water drain on Dogleg at the end of the Roehrenbeck's driveway without taking any money out of our CD's.

Reserve/Capital Expenses: Rob strongly recommends that we perform some street repair in 2022 primarily cleaning/sealing the multitude of pavement cracks throughout the development. There is a \$10,000 budget line item for this expense. We do have some immediate street repairs required. Rob feels we should undertake preventive maintenance on our streets such as crack sealing and overcoat for ourselves and future owners. Rob feels we are in good financial shape to handle this not only for ourselves but future owners.

Reserves Status: We now have \$31,266 in our reserves account.

Future Reserve Fund Financial Considerations: Rob said that the State mandated Reserve Fund study two years ago indicates this as an area to be considered for the future and has been highly recommended by the Reserve Fund Study. Rob said that it is important to have preventative maintenance. According to the study, we would have to move forward on this in the next 4 to 5 years. It would be approximately 2 inches of overlay.

Quote from Lakeside Industries: Board members, Joe Vozarik and Victoria Barri visited the Lakeside Industries off of Rte.104 and handed out a written quote from Lakeside to re-surface both roads would be approximately \$100,000 today. (We currently have about \$30,000. in Reserves towards this project.) And if you wanted to do them separately it would cost \$120,000. There is no desire to move forward with repaving at this time. The quote was just to have a sense of parameters moving forward.

Treasurer Rob Hamilton will be resigning from the Board at Years End. Rob has made an outline of what the Treasurer's job entails for the next FVA Treasurer. He says the job entails about eight hours per month. Rob has been Treasurer for four years. The Board thanked him for his service and wished him well; they hoped he would enjoy his trip to Alaska.

Landscaping Report: by VP John Griffith. John said we are in the middle of a two-year contract with Robert Gomez, who is licensed and bonded. John said the backflow testing will be done in the next few weeks. It is up to the homeowner to pay and correct if there is a problem to be compliance regarding backflow testing. The testing is part of our landscaping contract.

Fire Prevention: John presented valuable information on fire prevention suggesting we look into www.firewise.org. He said it was an excellent site and featured what steps are necessary to protect your home especially with regard to vegetation.

In the case of an extreme emergency for our neighborhood, the Block Captains will remain the same. John Griffith will be for Par 4 Court and Rob Hamilton will be for Dogleg Lane.

Architecture Review Committee (ARC) Report: Joe Vozarik is our Village ARC representative as well as he's on the SBCA ARC Board.

Joe said if you want to do anything in our Common Area, you would need to fill out the appropriate paperwork. Joe can send you the appropriate paperwork by email.

Please note that: There are regulations, fines & fees and liens that can be instituted on a property for noncompliance.

There was a discussion of the Common Areas and our Aspect/Geotech Report. Both Mike Raymond and Erika Mayfield gave examples of Common Areas concerns. Bob Ebert said he was concerned about the slippage on the Common Area behind his home.

According to the Aspect/Geotech Report, John Griffith said we could anticipate more slippage in the future. Joe Vozarik said we are not the only Village to experience this and some other neighborhoods had more severe slippage.

In addition, there was a discussion of views being blocked. Mary Sondergard questioned the approval of the two large trees that were cut down in the Common Area below Dogleg Lane. It was explained that the project was not supervised correctly by the members requesting trimming and unfortunately a mistake was made. Rob Hamilton explained that view rights are tricky situations among HOAs.

Introduction of Board, Board Candidates and Nominations from the Floor- Item #9 on the Agenda. The counting of ballots did not occur due to questions from the Sondergard's as to the Board irregularities in the voting and ballot process, such as stating the board was discouraging members from volunteering for board positions, and questioning having two people from the same household serving on the board, even though there is nothing in the Bylaws precluding it and a previous precedent has been established. There is only one vote per household.

Another factor as to why the vote did not occur was that Mike Raymond and Ken Sondergard asked during the meeting for their names to be placed on the ballot. The Board had asked for members to submit their names a month in advance, including up to the Friday before the meeting, so that all members, especially those voting by Absentee Ballot and Proxy, would know of a person's interest in becoming a Board Member.

There was a discussion of the term "Nomination" and it's use in the past. Several members asked questions about the qualifications Mike and Ken had. The only qualification needed is to be a homeowner. At that point, due to various accusations and members submitting their names at the last minute, several of the Board members have expressed their desire to remove their names from consideration: Joe Vozarik as President immediately resigned and left the building. Vice President, Rick Roehrenbeck pointed to John Griffith VP/Landscaping to continue the meeting as Chair. Victoria Barri withdrew her name. In addition, John Griffith said that he and Sheri Griffith have requested not be on the ballot as well. The removal of the above names expressed a desire to create as little disruption as possible within our HOA.

Motion to suspend the meeting: John Griffith made a motion to suspend the Annual FVA Membership meeting and to start over the process of electing the board, therefore anyone who would like to volunteer will have their names on a new ballot. John's motion was seconded by Mike Raymond and it passed.

Membership Voting: The ballot, as it exists today, there are only two members (Mike Raymond and Ken Sondergard) and as you may know, the Bylaws require the board to have a minimum of three members and as many as nine. It was suggested by the Sondergard's that there should be term limits for Board members, this of course would require a change in the FVA Bylaws and a vote by all members. There was not a formal request, and it was simply discussed further.

New Business: The above situation would require you to submit your name to: FVA Secretary Victoria Barri to be placed on a new ballot. Please submit your names (nominations by other members is not necessary) to Victoria by no later than Tuesday, November 23, and the resumption of the suspended Annual FVA Meeting will be on Monday, November 29 at 1:00 pm in the SBCA classroom. This should give members the opportunity to ask any questions they may have regarding the process, and the various potential positions on the board.

Adjournment /Suspension: At 2:55 PM a motion was made by Rob Hamilton and seconded by Rick Roehrenbeck. It passed.

The existing board would like to thank all of the members for their overwhelming support over the past few years, and especially during the past few weeks. No one likes contention, and our hope is that we can all move on from this disruptive period.

Respectfully submitted by: FVA Secretary- Victoria Wagner Barri