

Fairwood Village Association Board Minutes

November 6, 2025

Present: Jon Griffith, Charlie Mayfield, Sheri Griffith, Katie Postlewait, Dave Cunningham, at the Griffith home.

1. Call to Order: 10:05 a.m.
2. Approve Agenda: We used the agenda presented.
3. Approve Minutes: Dave moved to approve, Sheri seconded, motion carried.
4. Financial Report: Charlie presented the financial statement up to 10/31. Charlie will check our CD maturation dates and penalties.
5. Old Business:

Landscaping: Katie signed the contract for 2026 for \$9,504 with Richard. She also negotiated with Richard to remove the dead (and out of compliance) bushes around the electrical box on Dogleg. The third hill cut was 11/4, and Richard will be turning water off at the household irrigation boxes on 11/11.

Fire Safety Task Force: Dave is willing to reach out to the East Jefferson Fire Department if members are interested.

Road Update: The 6/3/25 bid from Lakeside for both Dogleg and Par 4 roads was \$114,660. Charlie and Katie met with Agate Asphalt and were impressed with the estimator's knowledge and suggestions. Agate's bid on 10/13/25 was \$75,293.40 for both roads. We will meet with Agate in the spring to see how our roads fared after another winter, and to evaluate timing for maintaining our roads.

6. New Business:

Charlie presented the election process documents and timing for our December member meeting. He will send out that information to households via email. We encourage everyone to participate in serving our community. If anyone is interested in joining the board, please let a board member know!

Charlie presented 5% to 10% dues increase scenarios. After considering our budget, our Reserve Study, deferred landscaping maintenance, 2027 landscaping contract scenarios and road maintenance, we determined that we need to continue to build our reserves. John made the motion to increase our dues by 5% (allowable by SBCA Master Declaration CCRs Section 7.5.2), which is \$15 quarterly for 2026. Dave seconded, motion carried.

Katie presented general information from the SBCA presidents' meeting regarding the changes to RCWs taking effect January 1, 2026.

Mark your calendars!

- The Annual **Members' Meeting is December 13th at 10 a.m.** in the Bay Club.
- The Annual **Holiday Party is on December 27th at 4 p.m.** at the Griffith home.

7. Appreciation: Thanks to all Villagers for keeping our community lovely, and to Scott for providing and replacing the Dogleg sign light.

8. Next Board Meeting: December 13th at 9 a.m.

9. Adjournment: Dave moved to adjourn, John seconded, motion passed at 12:35 p.m.

Respectfully submitted by Katie Postlewait