

Fairway Patio Homes II HOA

Annual Council Meeting Minutes

The meeting was called to order at 6:05 PM on January 20, 2022 via Zoom

Roll Call – No Proxies were presented

Present	Absent
Ann Naughton (A2)	Adam Kenner (A1)
Joel Berenbrock (A3)	Ryan Andrist (A4)
Donna Buehring (A3)	Jake, Viking Investments (B8)
Karin deBay (B5&B6)	
Steve Taylor (B5&B6)	
Dan Murray (B7)	

Minutes

The motion to approve the last meeting's minutes as written was presented by Dan and 2nd by Karin. The motion passed 5-0.

Treasury Report

The Treasury Reports for all HOA monies payable and receivable through 12/31/2021 was presented to all homeowners attending the meeting.

The financial reports were presented for review. There is currently \$23K in savings, however, approx. \$14 will be paid to the roofer at the completion of the project.

The motion to approve the Financial Reports and the Treasury Reports as written was presented by Dan and 2nd by Joel. The motion passed 5-0.

Dues for B8 are past due for October, November and December. Donna talked with the new owner regarding the past due amounts. He will settle when escrow closes. He has been remodeling the unit and it will go on the market shortly.

Old Business

Landscaping / General Maintenance

The 2021 Directors' report was presented. Highlights are:

Culverts were cleaned and Grates installed to protect the pipes from small animals, small children and balls.

Common areas are being kept clean, weeds are under control.
New landscaper has been hired since Phillip moved.

Tree between A1 and A2 was crowned and dead limbs removed.

Fenn Pest Control has been contacted to seal areas at A1 and A4 to keep bats from entering.

The rafters on 7 units have been cut back, sealed and capped. B8 rafters will be the last one to be done in order to complete the preservation project. We are waiting on the caps to be made.

Rock swells were installed in front of both buildings to help drainage issues.

Solar lights were installed along the driveway and at the entrance to the carport areas.

Rap traps were installed and caught 3 rats the first week.

Comments were made that the overall property is in much better shape than when the current owners purchased their units. It is good that we lean towards fixing and improving. Thanks to everyone involved in caring for the properties.

New Business

Roof Replacement

Replacement of the roof on both buildings was done in November.

Replacement of the gutters and downspouts will be done as soon as the gutter company puts us on the schedule. Once everything is complete, the final payment will be made to United Contracting Group.

2022 Budget

The proposed 2022 Budget was presented. Trash pickup has increased.

The motion to approve the Proposed 2022 Budget was presented by Karin and 2nd by Dan.

The motion passed 5-0.

Presentation of Board of Directors Goals for 2022

Building B siding needs replacement. Think of the color that will look the best.

Discussion of short term rental usage

The question was raised as to whether short term rental usage, such as Air B'n B, was allowed. The bylaws do not allow such usage. To solidify the policy a motion was presented by Karin and 2nd by Dan. The motion states that "All initial lease terms be at least 6 months or longer in length. After the initial lease period the term can continue on a month to month basis". The motion passed 5-0

Future Business

Building B will need new siding in the near future. Mark Weldon recommends hardie board siding...it will last longer than the wood siding currently on the building.

Installing edging would keep rocks from ending up in the driveway.

The meeting Adjourned at 6:37 PM.

Remember that it is the responsibility and requirement of the members of the Council (Owners & Co-Owners) to attend all meetings when possible.

THE NEXT COUNCIL MEETING IS SCHEDULED FOR THURSDAY, JANUARY 20, 2022 AT 6:00 P.M. VIA ZOOM.

FPH website for meeting minutes and other HOA information is accessible at <http://fairwaypatiohomesii.wordpress.com>

To join the Zoom meeting for future meetings please use the following information:

Join Zoom Meeting <https://us02web.zoom.us/j/87028353508?pwd=WFR0ckVsUGNtbUh1eUN6cktaMitndz09>

Meeting ID: 870 2835 3508 Passcode: 340695