

Fairway Hills Homeowners Association

Annual Members' Meeting

November 29, 2018

6 p.m.

Park Meadows Country Club

NOTE: Minutes pending Approval at the 2019 HOA Annual Members' Meeting

Board of Trustees: Patter Birsic, Lacey Compton, Michele Cone, Kathleen Juhlin, Seth Lansky- Tiffany Quarnberg Administrative Assistant

Meeting began at 6:07 pm

President of the HOA Board, Patter Birsic, introduced the board members and outlined the format for the meeting.

Secretary/Treasurer Seth Lansky confirmed that there was a quorum present.

A motion and second motion was made to approve the minutes from the 2017 Fairway Hills Estates HOA Annual Members Meeting. Yay: Majority Nay: 0 Abstain:1

A motion and second motion were made to approve the minutes from the 2018 Fairway Hills Estates HOA Special August 2018 Meeting. Yay: Majority Nay:1 Abstain: 0

Amended and Re-Stated Articles of Incorporation and Bylaws

Craig Johnson requested to speak, voicing several objections. Mr. Johnson delivered a letter outlining his objections to Ms. Birsic before the meeting, anticipating that there wouldn't be enough time allowed for him to address all of his objections. Per Ms. Birsic, Mr. Johnson's letter will be included on the HOA website with the annual meeting minutes.

A question was raised about the additional amendments to the Bylaws since they had been approved at a special meeting in August. Ms. Birsic stated that the previous Bylaws were approved in August by 77 homeowners. In drafting the proposed amended Articles of Incorporation, it was necessary to make minor changes to the Bylaws to be consistent.

Ms. Birsic stated that the current board provided proper notice to all homeowners. The board has made themselves available for any questions. It has been the intent of the current Board of Trustees to be transparent with all neighbors and homeowners. Mr. Johnson objected.

In response to a question about the motivation to update the HOA documents, Ms. Birsic stated that at the HOA Board transition meeting with the former President, Nancy Johnson, the new board was given the task to review and update all the HOA documents. The former board was unable to complete the task due to the lawsuit. The current documents are from 1991 and do not reflect the actual operation of the HOA.

Scott Magie voiced a concern about the definition of what the majority vote is in the Bylaws.

Patter introduced the HOA Attorney, Debra Griffiths Hanley, and asked her to respond. Debra clarified that the changes that were made to the Amended and re-stated Bylaws in August, stating that only the majority of a quorum was required to vote on the proposal.

Vote in favor of tabling the amended Articles and Bylaws for further review: 17 in person and 2 proxies

Vote to move forward with the approval of the Articles and By-laws: 8 in person and 43 proxies.

Ms. Birsic stated that despite the majority votes are in favor to move forward with the proposed By-laws and Articles of Incorporation, the HOA Board agreed to postpone the vote.

Proposed 2019 \$200 Annual Fee

After presenting the 2019 HOA budget to the HOA members, a motion was made to approve the proposed annual fee of \$200 by Johnson and Kern.

A vote was taken: Yay: Majority, Nay: 1

Nomination and Vote on New Board of Trustees Member

Current Board of Trustees member, Michele Cone, was thanked for her invaluable knowledge and wisdom.

Time was given for any present homeowners to voice an interest in being on the HOA Board. No one spoke up.

The opening on the board is a three-year term: Tom Jacobson and Allison Cook are up for the nomination. It was stated that the new board member would need to commit to a 3 year term since next year, two Board members' terms expire.

Michele Cone read an email that Tom Jacobson sent proposing his nomination to the Board and also introduced Allison Cook.

Mr. Jacobson was nominated, but due to his willingness to volunteer for only one year, he was deemed ineligible.

It is noted that last year, Michele Cone offered to stay on as a one-year term extension and for the continuity of the 5 new board members. A concern was voiced about staggered terms. With the need for 4 new board members in 2018, the Trustees agreed to stagger the terms to get back on track. Patter Birsic and Seth Lansky- 3 years, Lacey Compton and Kathleen Juhlin-2 years and Michele Cone-1 year.

Allison Cook was approved as the new Trustee.

Storage Unit-Architectural Blue Prints:

In 2018 year, the current Board of Trustees obtained all of the past records from the storage unit, organized and cleaned it up and combined all records into a few boxes. There are numerous blue prints in the storage unit. The Board's goal is to eliminate the need for a yearly \$500 storage unit. It was proposed that any homeowners that would like to obtain a copy of their blue prints to contact Patter Birsic.

It was noted that the Board will check the dates on the blue prints and maintain any that are newer than 6 years.

Meeting adjourned at 6:53 pm