

Fairway Hills Estates HOA 2022 Annual Members' Meeting Minutes
Thursday, December 8, 2022
2729 Silver Cloud Drive, Park City, UT 84060

Attendees: HOA Board Members: Patter Birsic, Allison Cook, Kathleen Juhlin, Seth Lansky; HOA Members: Seth and Kara Beal, Joe Bevilacqua, Marion Boland, Jim and Greta Church, Jimmy Cook, Melissa Giese, Todd Gordon and Kathy Opolski, Hub and Andrea Hanson, Nancy Johnson Eric Juhlin, Zach Krahn and Maggie O'Keefe, Sam and Kay Miller, Wally and Sue Phillips, Mark and Julie Reese, Ron and Pam Reich, Jim Svoboda, Matt Thomas, Dianne Walker

The Meeting started at 5:45 PM.

Quorum

Seth confirmed we had a quorum with 20.5 homeowners represented in attendance and the receipt of 54.5 proxies. (.5 reflects a split lot.)

Approval of the 2021 Fairway Hills Estates HOA 2020 Annual Member's Meeting Minutes
First Motion: Kathleen Juhlin Second Motion: Allison Cook Yay 100% Nay 0%

2022/2023 Budget

Seth distributed the 2021/2022 Balance Sheet and Profit and Loss statements in error (correct ones will be sent to all homeowners), and the 2022/2023 budget, noting a few changes from the previous year. While reviewing the proposed budget, there was discussion about the social budget proposed at \$4,000. After input from many in attendance, it was proposed to increase the social budget to \$8,000 with the intention of having more social events.

First Motion: Jimmy May Second Motion: Eric Juhlin Yay 100% Nay 0%

Proposed Annual HOA Fee at \$200

After some discussion, it was proposed to increase the annual fee to \$250 to cover the increase in the social budget, which was recommended by Mark Reese and Seth Beal. First Motion: Eric Juhlin
Second Motion: Mark Reese Yay 100% Nay 0%

Nomination of Board of Trustees

First, the Board thanked Lacey Compton (2 terms) and Allison Cook (1 term) for their service on the board.

Seth Beal was nominated and approved as a new Board of Trustee.

First Motion: Kathleen Juhlin Second Motion: Jimmy May Yay 100% Nay 0%

Eric Turner was nominated and approved as a new Board of Trustee.

First Motion: Kathleen Juhlin Second Motion: Jimmy May Yay 100% Nay 0%

Old Business

Open Space Dead Sage Clean Up

Seth updated the group that the area above Morning Sky Court was cleared and the piles east of the home under construction would be removed in the Spring, 2023 due to the snow. Plan is to continue maintenance of all the open space moving forward.

Park City and View Corridor Issue

Park City, Summit County and the State of Utah offer no real support for protection of view corridors.

Round Valley Trails

The Big Easy trail was approved by the City. With better monitoring and patrols, there has been no increase in parking issues on Round Valley Way.

Accessory Apartments

We will continue to monitor the Proposed Land Management Code Amendments Reducing Regulations for Accessory Apartments to Comply with 2021 State Legislation (<https://www.parkcity.org/departments/planning/accessory-dwelling-units>)

Miscellaneous Business

Holiday Lights

A homeowner inquired about holiday lights and if there were hours and time of the year they allowed/not allowed. Based on Park City's Dark Sky Land Management Code, seasonal holiday lights are allowed from November 1 - March 1 and must be turned off by 11:00 PM.

Snow Removal in front of Mailboxes

Last year, Mark Reese offered to clear the snow in front of other homeowner's mailboxes, which he generously did for a number of homeowners. He reminded everyone at the meeting that with all the snow we have had this year, everyone needs to keep a clear path for our mail person. Another homeowner did not receive mail last winter due to the snow buildup in front of their mailbox until there was access.

Fire Hydrants

The snow is already piling up. A homeowner reminded everyone of the importance to make sure there is clear access to the fire hydrant on their property.

Noxious Weeds

Question was asked by a homeowner what the HOA is doing to control the noxious weeds in our open space. Some is being done with the during the dead sage clean up. A larger effort has been taken on by some of our homeowners that continually search for and remove the noxious weeds. One homeowner also cuts them down in Round Valley providing us an additional buffer. Of note, the lot on the north side of Sunnyside with noxious weeds is outside of our HOA, and we have not had and luck getting the owner to clear them.

New Business

- None

The meeting concluded at 6:25 PM.