**Fairway Village Community Association**  
**Annual Community Meeting Minutes**  
**Date:** December 5, 2024  
**Time:** 7:00 PM  
**Location:** RP MUD

**I. Call to Order**  
President James Gibbs called the meeting to order at 6:59 PM.

**II. Roll Call**  
Board Members Present:

* James Gibbs, President
* Erica Fisher, Vice President
* Leigh Allison Ellis, Secretary

Other Attendees:

* Tom Frank, Architectural Controller
* Several neighborhood homeowners

**III. Officer Election**  
James Gibbs was nominated for President. No other nominations were received. Nomination was seconded and closed. James Gibbs was elected by unanimous vote.

**IV. Approval of Minutes from Previous Meeting**  
Secretary Allison Ellis read the minutes from the October 30, 2024 meeting aloud for review. The minutes included:

* Waste Management's cancellation notice
* Plans to seek new bids for trash service and lawn care
* Updates on tree removal and resident concerns
* Motion to adjourn was made by Allison Ellis and seconded by Carrie Corbin, with adjournment at 7:20 PM

**V. Budget Presentation and Discussion**

James Gibbs presented the proposed 2025 budget:

* **Annual Dues**: Proposed to remain at $1,235 per household
* **Reserve Account**: Emphasized need to build a reserve fund due to minimal current reserves (~$13,000)
* **Cost Savings**: Significant savings realized by contracting new vendors for lawn care and garbage disposal
* **Trash Service**: Best Trash selected for pickup starting January 2, 2025 (Mondays and Thursdays). 65-gallon bins to be distributed. Waste Management to retrieve bins on December 31, 2024
* **Vendor Comparison**: Best Trash offered lower rates than Texas Pride
* **Lawn Care**: New provider selected at significantly reduced cost from LandCare's $63,000 annual fee to ~$47,000
* **Mosquito Control**: Continuing with same vendor (now Cypress Creek Pest Control) from March 15–November 15
* **Insurance**: Philadelphia Insurance cost came in under budget by $150
* **Accounting Services**: Jim Gibbs to manage books temporarily; plans to hire a bookkeeper within 6 months
* **Collections**: Two delinquent accounts have been sent to the association’s attorney for lien proceedings
* **Payment Options**: Dues may be paid annually or quarterly (February, May, August, November). Potential $10 annual discount for full annual prepayment discussed

**VI. Other Business**

1. **Pet Policy**: Board to explore establishing a formal pet policy due to issues with off-leash dogs and pet waste.
2. **Signage and Landscaping at Entrance**: Discussion held regarding potential improvements to the entrance sign area. A price quote of ~$1,000 to clean and repaint the sign was received.
3. **Resident Safety**: Concerns raised about children waiting for school buses near the sign in low visibility areas.
4. **Communication**: James emphasized transparency and intent to distribute hand-delivered updates. Plans to formalize mailing addresses using MCAD property records.
5. **New Resident Transfers**: HOA documents and budget are available online. Residents selling homes are encouraged to contact the Board or have their title company do so to avoid confusion or fraud.

**VII. Website and Contact Information**

* **Website**: https://fvcacia.godaddysites.com
* **President Contact**:
  + Phone: 608-345-1010
  + Email: james@jamesgibbs.net

**VIII. Approval of Budget**  
A motion to approve the 2025 budget as presented was made and passed unanimously.

**IX. Adjournment**  
There being no further business, a motion to adjourn was made and seconded. The meeting was adjourned at approximately 8:30 PM.

**Respectfully Submitted,**  
Leigh Allison Ellis  
Secretary, Fairway Village Community Association