

**Fairway Boulevard Townhouses**

**Homeowners Association**

**2017**

**Board of Directors Meeting Minutes**

**&**

**Annual Meeting Minutes**

MINUTES OF THE MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association  
Board of Directors

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November 9, 2017

The Board of Directors of the Fairway Boulevard Homeowners Association met this date in the conference room of the Western Mountains Property Management offices at 7:00 pm.

Directors present were Wally Walbruch, presiding, Dorothy Redinger, Ron Trippet, Gil Conrad, Dick Wilson and Larry McRae (teleconference). Also present were David Roberts, Business Manager, Christa and Drew Smith (199) and Bob Redinger (106). Director Randy Johnson was absent.

It was moved and seconded that the minutes of the September 14, 2017 Board meeting be accepted as published. Carried.

David Roberts reviewed the Financial Reports for the year through October 30, 2017. It was moved and seconded that the Financial Report be accepted as published. Carried. David then discussed the proposed operating budget for 2018. After brief discussion it was moved, seconded and approved upon vote.

Since Drew and Christa Smith were attending this meeting specifically to address a proposed architectural modification to their unit (199), it was decided to move on to their request. Bob Redinger delivered the report for the Architectural Review Committee, which approved the addition of a light to the north side of the 199 garage, providing the new fixture is to match existing fixtures. The Committee did not recommend approval of the addition of a golf cart door to the northwest side of the 199 garage. Drew Smith presented the reasoning for their desire on the matter and after approximately 45 minutes the Smiths left the meeting.

Gil Conrad moved that the Board approve the addition of the requested light on the east (front) of the garage at unit 199. Seconded by Dick Wilson and approved upon vote.

After additional discussion about the golf cart door request, Dorothy Redinger moved that the Board decide at this meeting on this matter. The motion was seconded and approved upon vote.

Gil Conrad moved that the request for the golf cart door with an attendant light above it be approved. Seconded by Larry McRae. The vote resulted in two ayes and two nays

with one abstention. Wally Walbruch cast the tie breaking vote as "Aye", thus, the request was approved.

A total of approximately one and one-half hours was devoted to this matter

#### OLD BUSINESS

The Board President briefly discussed the remaining irrigation installation planned for completion in 2018. Ron Trippet moved that this be approved and funded. Seconded by Dick Wilson and carried upon vote.

Ron Trippet reported on our claim for AN "Existing Claim for Association Water Rights". Dick Wilson moved to pay the Claim fee of \$125.00. Seconded by Gil Conrad and passed upon vote.

The future mitigation project for unit 125-128 or 117-120 was tabled for discussion at the next Board meeting.

#### NEW BUSINESS

Wally Walbruch reported that a meeting has been scheduled with Kalispell City officials concerning their recent letter in which the City refused continued maintenance of the Fairway Boulevard. He reported he had responded to the City letter, requesting a clarification meeting, and had recently received a telephone call promising continued snow removal until the matter has been resolved. More will be reported at the next Board meeting.

It was verbally agreed that we should proceed with the proposed amendments to our CC&R's on the VRBO/Airbnb property rental matter.

The next Board meeting was announced for January 11, 2018.

At 9:05 pm Ron moved for adjournment, seconded by Gil Conrad. There were no dissenting votes.

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association  
Board of Directors

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September 14, 2017

The Board of Directors of the Fairway Boulevard Homeowners Association met this date in the conference room of the Western Mountains Property Management offices at 7:00 pm.

Directors present were Wally Walbruch, presiding, Dorothy Redinger, Ron Trippet, Larry McRae, Gil Conrad, Randy Johnson, and Dick Wilson. Also present were David Roberts, Business Manager and Bob Redinger (106).

It was moved and seconded that the minutes of the July 13, 2017 Board meeting be accepted as published. Carried.

David Roberts reviewed the Financial Reports for the year through August 31.  
It was moved and seconded that the Financial Report be accepted as published. Carried.

OLD BUSINESS

Status of the work on Bldg. 121/124 was reviewed. The comments that were made were all positive. The building now looks better than possibly any other of our buildings on the boulevard. One last review with the contractor will be conducted next week.

Reviewed the repair and repaint listing. Updated and added to slightly. Painting will commence next week, weather permitting.

Ron Trippet reported on the favorable audit of our books that has been recently completed.

The Landscape Committee made a brief update report.

A very lengthy discussion took place concerning the possibility of having homeowners assume the payment of insurance claim deductibles. A motion was made to have homeowners pay all insurance deductibles. Lacking a second, the motion died. No decision was arrived at and the item was placed on the table for future discussion.

The Roof Maintenance Committee review work completed and the Board authorized funding for that work to be performed.



Ron Trippet reported on our Claim for Existing Association Water Rights for Domestic Use. We will submit the claim and the necessary payment.

**NEW BUSINESS:**

Wally presented Architectural Review documents for two items of work performed on units 152 and 183.

Wally reviewed the progress of the irrigation improvement program. There remains but one phase to be completed. The additions made to date have resulted in a greener, improved presentation at "the circle" and along the south fence line. Tabled for future discussion.

The tennis court repair will be delayed until spring 2018.

The matter of short term rentals was again discussed. It was decided to embark upon a structured program to attempt to modify our CC&R's to reflect the position we had approved earlier this year. Randy Johnson moved that we proceed with the program for the amendment or additions to our CC&R's. Seconded by Ron Trippet and passed upon vote.

Larry McRae reviewed the need to seek competitive bidding for major work projects. Tabled for future discussion.

The matter of pet control was discussed again, in depth. It was decided to again emphasize the need for pet control in the upcoming issue of the Newsletter.

The next Board meeting was announced for November 9, 2017.

At 9:50 pm Ron moved for adjournment, seconded by Gil Conrad. There were no dissenting votes.

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association  
Board of Directors

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July 13, 2017

The Board of Directors of the Fairway Boulevard Homeowners Association met this date in the conference room of the Western Mountains Property Management offices at 7:00 pm.

Directors present were Wally Walbruch, presiding, Dorothy Redinger, Ron Trippet, Larry McRae, Gil Conrad, Randy Johnson, and Dick Wilson. Also present were David Roberts, Business Manager, Gary Ruppel (148), Gary Thoms (147) and Bob Redinger (106).

It was moved and seconded that the minutes of the May 11 and May 18, 2017 Board meetings be accepted as published. Carried.

David Roberts reviewed the Financial Reports for the year through June 30.  
Ron Trippet moved for acceptance, seconded by Dick Wilson. Carried.

OLD BUSINESS

1. Wally announced that a loan has been obtained through Glacier Bank which will facilitate the residing of Building 121-124, and that it would be formally received on Monday, July 17. After lengthy discussion as to the possible methods of repayment, Randy Johnson moved that we make the required payments for the first six months and at that time the Board should re-assess our financial condition with the view of possibly paying off the entire loan earlier than it's normal term. Seconded by Larry McRae and carried.
2. The recent "walkabout" was briefly reviewed. Items of concern will be scheduled for attention by the appropriate maintenance groups.
3. It was agreed that the annual review of our books will be completed by Mr. Parsons, as has been done for the last several years.
4. The Landscape Committee reported a number of items needing attention, which will be seen to by the appropriate maintenance groups.

## NEW BUSINESS

1. Gil Conrad reported for the Roof Committee. Apparently there are several of the building's roofs that might need attention. After discussion it was agreed that a qualified individual will be contracted to examine all of our roofs to construct a comprehensive evaluation of conditions.
2. The Board President reported that the Association will present a "Claim for Existing Water Rights for Domestic Use" in order to protect our right to draw water from our own well.
3. The President presented Architectural Review and approval for replacement of decks at unit 104 and a denial for proposed modifications and additions to unit 138. He explained that the owners of unit 138 have the right to seek approval from the Board in spite of the Architectural Standards Committee recommendation of denial of this request.
4. Gil Conrad brought up the contracts for irrigation and landscaping, stating that some members were not satisfied with the operation of both. It was explained that we do not have an irrigation contract, that work to the irrigation system is done on a demand basis. After considerable discussion it was generally agreed that our landscaping contractor is keeping our grounds in a very presentable and attractive manner.
5. The matter of rental properties was brought up. In review we found that the action taken at the annual meeting by the Association was a statement of intent that would discourage rentals of less than 30 days within our association.
6. Future Board meetings were scheduled for September 14, November 9, 2017, January 9, March 8, May 10, May 17 (Annual Association meeting and following Board meeting), and July 12, 2018.
7. The Board, by vote directed the Secretary to send a card of condolence and our \$50.00 remembrance to the family of Jesslyn Ross, a long time renter.

At 9:40 pm Ron moved for adjournment, seconded by Dick Wilson, Carried

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary



MINUTES OF THE MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association  
Board of Directors

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May 11, 2017

The Board of Directors of the Fairway Boulevard Homeowners Association met this date in the conference room of Western Mountains Property Management at 7:00 pm.

Directors present were Wally Walbruch, President and presiding, Dorothy Redinger, Ron Trippet, Larry McRae, Gil Conrad, Randy Johnson, and Dick Wilson (teleconference). Also present were David Roberts, Business Manager, Nonie Stevens (194) and Bob Redinger (106).

The minutes of the March 9, 2017 meeting were accepted as published.

The Business Manager presented the financial report for the year through April, which, after brief discussion was accepted as presented.

OLD BUSINESS

- The Board reviewed the state of insurance claims, repairs and costs due to water incursion from snow and ice build-ups over the winter. Concern for other such experiences in the future prompted the discussion of a "Suggested Fairway Boulevard Roof Maintenance Plan", which outlined Owner and Associations avenues of concern. These items hopefully will prevent or lessen future "ice dam" experiences during another high-snow winter. After a great deal of discussion Dick Wilson moved that a committee of three be formed to analyze the situation and present recommendations back to the Board. The committee might be composed of not only board members, but also other interested owners. This motion was seconded by Gil Conrad and it passed upon vote.
- Bids have been received for the residing of building 121-124, from Pioneer Properties, Eric LeGassey and Z'Works construction. Another lengthy discussion took place before Dorothy moved that we accept the bid of LeGassey (4-J Builders, the Company that replaced all of our roofs) of about \$128,400.00 plus 4,100 for the repainting of the gutters. Seconded by Gil Conrad and passed upon vote. There is expected a minimal additional cost to this bid, depending upon findings after the existing siding is removed.
- A review of the painting and roof schedule was tabled.



- The need for our annual “examination of the books” was discussed. Ron Trippet moved that we again employ Gordon Parsons for this task. Seconded by Randy Johnson and passed upon vote
- Approvals for owner improvements and changes to existing structures were presented for filing. New deck and railing 186, re-siding of building 121-124, installation of a roof vent at unit 146, updating of a 2016 plan a patio at unit 149, removal of shrubbery at unit 149 and, a color change of the rear patio at unit 152
- Several board members volunteered to make presentations at the May 18 annual meeting.
- Past “Walkabouts” by a group of board members have been shown to be very helpful in maintaining the appearances of our Boulevard buildings and grounds, The next Walkabout will be on June 21, 2017 at 4:30 pm.
- The Association Membership Annual meeting is scheduled for Thursday, May 18, 2017 at 7:00 pm at the Edgerton School Cafeteria. The next Board meeting will be held immediately after the Association Annual meeting.
- The next bi-monthly Board of Directors meeting is scheduled for July 13, 2017.

Dorothy moved for adjournment at 9:33 pm. Seconded and carried upon vote.

Respectfully submitted

S/DOROTHY A. REDINGER

Dorothy A. Redinger, Secretary

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## MINUTES OF THE ANNUAL MEETING of the Fairway Boulevard Townhouse Homeowners Association

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May 18, 2017

The Fairway Boulevard Homeowners Association met on this date, in the cafeteria of the Edgerton School. President Wally Walbruch called the meeting to order at 7:00 pm. He then introduced the members of our Board of Directors and our Property Manager.

The President welcomed those in attendance and introduced new owners on the Boulevard: Don & Cindy Mann # 121, Brad & Kathy Shull #142, Gloria Ziccardi # 144, Craig & Marty Coburn # 152, Patsy Cloud #169, & Myrella Harsh # 170.

After the Pledge of Allegiance, the minutes of the May, 2016 informational meeting were read. No corrections or additions were suggested by those in attendance and they were approved as read.

Property Manager David Roberts presented the 2016 Financial Report, responding to several questions. Those in attendance were generally in approval of the financial state of our Association.

President Wally began the “State of the Boulevard” review and was assisted by several of the Directors. The report listed in detail the Vision and Mission and Values Statements of the Association. The report included a description of the division of expenditures of our monthly assessment dollars into the categories of utilities, Homeowners insurance, lawn and grounds, management and profession fees and capital reserves.

Several members of the Board reviewed:

- Our Association Website, noting the array of information available thereon.
- Architectural changes of our buildings and how changes need to be reviewed prior to implementation.
- The Siding replacement & Mitigation Program
- Irrigation Upgrades and Maintenance.
- Ice Dam issues and suggested actions by owners and the Association that might minimize future problems in this area.
- The Bluff Management & Stabilization Plan (with a thank-you to all those that have contributed to this matter).
- Projected landscape upgrades.

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- Update of Association By-Laws.

Kjell Peterson then asked that the minutes of this meeting contain a note of approval and thanks to our Board of Directors for the commendable performance of their duties during the last association year, Applause followed.

During New Business and the open question period, several owners commented on issues they see as needing attention. All such items were addressed by Board members as being in-process or in the planning stages.

Wally announced the formation of a Financial Audit Committee and suggested interested owners indicate their willingness to serve.

The next item of business was the election of two Board positions, as the Wally Walbruch and Randy Johnson positions expire with this meeting. The Chair was taken by Dick Wilson who declared nominations for the two positions to be open. After some discussion and at least one false start, Jim Bonnet moved for the election of Wally Walbruch and Randy Johnson by acclamation. Seconded by Gary Thoms and carried upon vote.

Wally announced that the “Walkabout” system employed by the Board during the last two years has proven to be very valuable in detecting and dealing with maintenance and improvement projects within our community. The next such Walkabout will be on June 21, 2017 beginning at 4:30 pm. If owners have items for attention that have not been listed on the “Needs Sheets” at this meeting, they should inform the Walkabout Crew of same, at that time

It was announced that a ladies luncheon is planned for May 31 at the Buffalo Hill Golf Course Restaurant. Reservations are being taken by Vicki Walbruch.

The meeting was adjourned at 8:15 pm.

Respectfully submitted.

s/Dorothy A. Redinger  
Dorothy A. Redinger  
Secretary

MINUTES OF THE MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association  
Board of Directors

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May 18, 2017

The Board of Directors of the Fairway Boulevard Homeowners Association met this date in the cafeteria of the Edgerton School at 8:30 pm.0 pm.

Directors present were Wally Walbruch, presiding, Dorothy Redinger, Ron Trippet, Larry McRae, Gil Conrad, Randy Johnson, and Dick Wilson. Also present were David Roberts, Business Manager, and Bob Redinger (106).

The reason for this meeting was to elect officers of the Board for the 2017/2018 year. Randy Johnson and Wally Walbruch had just been re-elected at the immediately prior Association Annual Meeting.

Wally explained as to what the Board needed to do and Ron Trippet moved that the officers from the immediately prior year be re-elected by acclimation. Seconded by Gil Conrad. Carried upon vote.

Wally announced that the next regular Board meeting will be July 13, 2017.

At 8:40 pm Ron moved for adjournment, seconded by Dick Wilson, Carried

Respectfully submitted

S/DOROTHY A. REDINGER

Dorothy A. Redinger, Secretary



MINUTES OF THE MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association Board of Directors

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March 9, 2017

The Fairway Boulevard Townhouse Association Board of Directors met at 7:00 pm in the Conference Room of the Western Mountains Property Management.

Directors present were Wally Walbruch, President and presiding, Dorothy Redinger, Gil Conrad, Ron Trippet, and Dick Wilson, Larry McRae and Randy Johnson (teleconference), Also present were Business Manager David Roberts, Gary Thoms (147&153), N. Stevens (193) and Bob Redinger (106).

President Walbruch thanked the Board members for their diligence in attending special meetings and responding to e-mail requests during the snow and ice problem periods during the winter and since the last Board meeting.

Minutes of the January 19, 2017 regular Board meeting and February 9, 2017 special Board meeting were approved as published. Copies are on file.

David Roberts presented the financial report for January and February, 2017, which after brief discussion was accepted as presented.

OLD BUSINESS:

1. Discussion on the possibility of using loans to initiate the re-siding project. Considerable conversation among all board members resulted in a motion by Randy Johnson that the FBHOA Board of Directors obtain a loan from the Glacier Bank for up to a maximum of \$120,000.00 to re-side and repaint units 121-124, and, that President Leland "Wally" Walbruch and/or Vice President Randy Johnson be the authorized signer(s) and have the ability to negotiate with the bank the specific terms and conditions as they deem appropriate. Seconded by Larry McRae. Upon voting, one vote in opposition was noted.
2. The Bluff Stabilization final report from our engineering Consultant was discussed briefly. The report says in essence that "no movement has taken place", indicating bluff stability. It was agreed that the observation by the engineers should be repeated in 2019.
3. A proposal has been made to attempt to smooth the "washboard area" by heavy-duty rolling. This will be addressed further when weather conditions allow.

4. The Landscape Committee has met with our Lawn Contractor and they have divided up and indicated responsibility for the remaining items from last fall's review. Copy attached.

NEW BUSINESS:

1. Considerable discussion occurred on the subject of "who pays the deductible" under several different scenarios of damage to the inner and outer areas of our buildings. After nearly one hour of discussion, Larry McRae moved that the subject be tabled for future consideration. Seconded and carried upon vote.
2. The manager was instructed to pay the deductible on the unit 149 claim.
3. The Manager was instructed to submit a voucher for the deductible on the unit 137 claim.
4. The Board President and Vice President have met with owners of units 121/124 and these owners have brought up objections to the choice of siding proposed for their unit. They have proposed we add vertical "batten boards" to the new siding, so as to provide a greater profile to the looks of the building. After discussion. Gil Conrad moved that we go forward with the requested batten boards. Seconded by Randy Johnson and carried upon vote.
5. The President circulated a folder of proposed slides for the "State of the Boulevard" presentation at our next annual meeting which is scheduled for May 18, 2017.

Our next Board meeting is scheduled for May 11, 2017.

Dorothy moved for adjournment at 9:33 pm. Seconded and carried upon vote.

Respectfully submitted

S/DOROTHY A. REDINGER  
Dorothy A. Redinger, Secretary

MINUTES OF THE SPECIAL MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association  
Board of Directors

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February 6, 2017

The Fairway Boulevard Townhouse Association Board of Directors met at 2:00 pm for a Special Meeting at the Redinger's Dining Room Table.

Members Present: Leland "Wally" Walbruch, President and presiding, Randy Johnson, Vice President, Dorothy Redinger, Secretary, Dick Wilson, Gil Conrad and Ron Trippet via phone.

Wally opened the meeting by thanking the Redinger's for hosting the gathering and to the members present for attending on such a short notice.

Wally outlined the purpose of the meeting as to determine whose responsibility it was to clear the snow from unit roofs and clear if necessary ice dams that might form and in turn cause water damage to the property. Wally shared the units that have experienced leaks that he and David were aware of and members added a few more to the list. Units 199, 132, 135, 124, 147, & 184 were identified as having experienced some leaks recently.

Dick referenced page 8, of our CCR's, Article VI, Exterior Maintenance paragraphs 1. By Association & 3. By Owner. (attached) Dick and Gil felt after the first reading of this section believed that the wording "replace and care...." should be noted and possibly require the Association to clear the unit roofs of snow and ice dams. A considerable discussion was held of past practices, insurance coverages with the required \$1000.00 deductible per unit/per event, and the Association's responsibilities.

After extensive discussion of Association & resident/member options in dealing with this issue, it was collectively decided that individual homeowners should be held responsible for insuring that snow and ice is removed if the volume of snow / ice creates the potential of internal leaks, just like we expect owners to clear their own driveways of snow and ice. Owners of units that have recently experienced leaks should be immediately encouraged by our Manager to have the snow and ice dams removed and a notification to the owners be made that a follow-up will be made by the Association when the weather improves so that a more thorough examination of the problem be conducted.

Wally was tasked with creating a draft letter to all owners emphasizing the importance of making sure that unit roof are cleared if necessary and if ice dams are present, that they be removed. Examples of the types of content were provided by the group. It was suggested that we provide a list of possible individuals that members could use to complete the ice dam / snow removal.

Respectfully submitted,

S/DOROTHY A. REDINGER

Dorothy A. Redinger, Secretary



MINUTES OF THE MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association  
Board of Directors

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January 19, 2017

The Fairway Boulevard Townhouse Association Board of Directors met at 7:00 pm in the Conference Room of the Western Mountains Property Management.

Directors present were Wally Walbruch, President and presiding, Randy Johnson, Dorothy Redinger, Gil Conrad, Ron Trippet, Larry Mc Rae (teleconference), and Dick Wilson. Also present were Business Manager David Roberts, Gary Thoms (147&153), N. Stevens (193) and Bob Redinger (106).

Minutes of the November 15, 2016 Board meeting was approved as published. Copy is on file.

David Roberts presented the financial report for 2016, which after brief discussion was accepted as presented.

Larry McRae presented a proposal that several members of the Board be authorized to investigate the possibility of obtaining financing for the early beginning of the re-siding project. Considerable discussion took place. Larry then moved that the Board authorize President Walbruch and another person to engage in negotiations for a loan for the financing of the residing of units (buildings) on Fairway Boulevard. Seconded by Randy and carried upon vote.

The matter of the updating of Article 13 of our Bylaws was discussed. Wally presented a proposal that outlines the handling of finances by the Business Manager, annual audits of our books and the formulation of an annual budget by the Business Manager. A minor modification of Article 14 was also presented. Dick Wilson moved for adoption of the modifications, seconded by Ron Trippet and carried upon vote.

The status of tree removal and other upgrades in our common areas was discussed. It was decided that Black Magic Lawncare would be presented with our needs and they would have first chance to complete the required work.

The matter of the establishment of a Fairway Boulevard website was discussed. After discussion Randy moved that the President be authorized to initiate work on our website for not more than \$200.00 cost. Seconded by Dick and carried upon vote..

Recently unit 137 suffered major damage from a broken water line. Manager David Roberts reported that it appears that complete restoration will be completed without cost to the Association.

Randy presented the proposal to complete the installation of irrigation in areas 3 and 4 of the irrigation project, which completes irrigation of "The Loop" and a small section near the "Llama Fence". Gil moved that we authorize the completion of areas 3 and 4, and, that the several outdated control boxes be replaced with up-to-date models. This will bring all of our control boxes into the 21<sup>st</sup> Century of irrigation control. Seconded by Randy and carried upon vote.

Ron Trippet brought up the matter of several of our mail boxes that are falling out of line due to the settling of their bases. He suggested that the bases can be replaced with a more substantial type and the boxes repositioned as at present. Dick Wilson moved for authorization to have the work performed as described, seconded by Dorothy Redinger, and carried upon vote.

The next Board meeting will be on March 9, 2017. Randy moved that the Board meetings be moved to the second Thursday of each month. Seconded by Gil and carried upon vote. The May, 2016 Board meeting was set at May 11 with the annual meeting of the Association scheduled for May 18, 2017.

At 8:45 pm Ron moved for adjournment. Seconded and carried.

Respectfully submitted

S/DOROTHY A. REDINGER  
Dorothy A. Redinger, Secretary