

Fairway Boulevard Townhouses

Homeowners Association

2018

Board of Directors Meeting Minutes

&

Annual Meeting Minutes

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

November 8, 2018

Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 7:00 pm. Those present were Wally Walbruch, President and presiding, Jane Wright, Secretary, and Board members, Gil Conrad, Ron Trippet, Gary Ruppel and David Roberts. Larry McRae and Randy Johnson joined us via teleconference. Also present was Garry Thoms.

It was moved and seconded and carried upon vote the minutes of the September 13, 2018 Board meeting and October 11, 2018 Special Board Meeting be accepted as published.

It was moved and seconded and carried upon vote the Financial Report be accepted. David prepared an Operating Budget for 2019. He will rework the sheet to more clearly show the Reserve Building fund. A comprehensive examination of the expenses was conducted. David will make changes as suggested and resend.

OLD BUSINESS

- A review and update of the procedure to dedicate Fairway Boulevard to Kalispell City was presented by Wally. Wally has laboriously been updating contacts and contact information to prepare an accurate mailing list. A letter was presented to board members that will be sent to FBHOA members. Each member agreeing to the Dedication of Fairway Boulevard as a City Street is asked to have their signature notarized and returned. Jane Wright will be available to notarize these documents. It was moved by Ron and 2nd by Gil and approved by the board for Wally and Jane to establish dates for Jane to be available to notarize the document.
- David gave scenarios of deductibles and reflective premiums obtained from other insurance companies and Shane Reece, Farmer's Insurance Agent. It was moved by Gil and 2nd by Gary and approved by the board to move our deductible from \$1,000 to \$5,000. More discussion to keep our insurance costs affordable will occur at our January meeting. It is our goal not to turn in claims under \$5,000 in hopes of keeping our premiums from going up.
- Future Mitigation Project ~ Units 117-120, was presented by Wally. Wally used the report prepared by Mark T Johnson Architect, Ltd, 10 June 2015 to suggest upgrades to mitigate siding and structural issues. Discussion followed concerning

ways to pay for the future mitigation projects. David will prepare a statement to accurately reflect money available for the project. It was moved by Ron and 2nd by Randy and approved by the board we solicit bids for the project.

- Many Boulevard repairs have been completed with some still on our list. Ron is trying to find replacement parts for a lamppost light and will also straighten the stop sign at our entrance.

NEW BUSINESS

- The Lawn Care Committee Report/ Tree Inventory was tabled. Further discussion will be held as we determine funding available.
- Garry Thoms was recognized for work he does on the Boulevard. He has taken out numerous shrubs and pruned bushes improving the landscape of our community. It was moved by Gary and 2nd by Ron and approved by the board to present Garry with a \$300 gift card as a thank you.
- Ron suggested installing metal posts on two sides of the mail boxes to protect them.

Our next FBHOA-BOD will be January 10, 2019.

There being no additional business, the meeting was adjourned at 8:43pm.

Respectfully submitted

S/Jane Ann Wright

Jane Ann Wright, Secretary

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

October 11, 2018

Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 6:00 pm. Board Members present; Wally Walbruch, President and presiding, Jane Wright, Secretary, Gil Conrad, Ron Trippet, Randy Johnson, Gary Ruppel and David Roberts, Property Manager. Larry McRae was absent. Guests included Shaine Reece, Farmer's Insurance Agent and Garry Thoms.

Farmer's Insurance Agent, Shaine Reece

Shaine Reece was invited to present different insurance coverage scenarios. A review of deductibles and increases in premiums due to claims, increase in building values and replacement expenses were discussed. Shaine explained coverages in our current policy. He will provide additional quotes which will be discussed at our next board meeting. Randy Johnson moved to increase our present insurance deductible from \$1000.00 to \$5,000.00 seconded by Gary Ruppel and passed unanimously.

The Board discussed getting another bid which was given in motion by Gil Conrad and seconded by Ron Trippet. David Roberts will submit our current policy for an additional quote from PayneWest Insurance .

Meeting with Kalispell City Attorney concerning a Deed of Dedication for Fairway Boulevard

Wally, Ron and Randy attended a meeting with Charlie Harball, Kalispell City Attorney, Gene Corne, Kalispell City Road & Fleet Superintendent and Colleen Donohoe, Attorney to discuss issues and proposed outcomes for Fairway Boulevard as a City street. To meet City requirements, a Deed of Dedication will be drafted, mailed to FBHOA membership and signed in the presence of a notary public. Proposed gathering times to be held at 134 Fairway Boulevard is tentatively scheduled awaiting the final completion of the Deed of Dedication for Monday, November 12, 2:00 ~ 6:00 and again on Saturday, November 17, 10:00 ~ 2:00. Jane will be available as a notary at her home as per a special request.

Our next FBHOA-BOD will be November 8, 2018.

There being no additional business, the meeting was adjourned at 7:30pm.

Respectfully submitted

S/Jane Ann Wright

Jane Ann Wright, Secretary

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

September 13, 2018

Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 7:00 pm. Those present were Wally Walbruch, President and presiding, Jane Wright, Secretary, and Board members, Gil Conrad, Larry McRae, Ron Trippet, Randy Johnson and David Roberts. Gary Ruppel was absent. Also present was Dick Wilson representing the Landscape Committee.

It was moved and seconded and carried upon vote the minutes of the August 22, 2018 Special Board meeting be accepted as published.

It was moved and seconded and carried upon vote the Financial Report be accepted.

OLD BUSINESS

- An update was given by David and Gil concerning the condition of roofs with no recommendations for immediate repairs needed. At this time a 5 ~ 10 year outlook is recommended. They checked gutters as well.
- David gave a brief work report by Jeff Anderson, Handyman. The following items were taken care of; gutters and down spouts were repaired and extensions added where needed, repairs to a skylight, fence caps repaired, loose siding boards nailed and other miscellaneous items. Jeff will also respond to specific issues requested by homeowners.
- An update to the ramp at Unit #124 was given. The ramp will be painted to be in compliance.
- An update was given by Randy, Ron and Wally with a meeting they had with Colleen from the City of Kalispell. Her consensus was we clearly owned and had deeded Fairway Boulevard to the City as a City road.- Dawn Marquart will draw up a plat including a legal description. We may need to go thru a signature process receiving 65% of Fairway Boulevard homeowners in order to dedicate our street to the City. We have requested a meeting with the City Attorney to further discuss the action.
- Touch-up Painting by Painter's Express will begin September 20, 2018. More prep work will be encouraged as needed. Some units need replacement of materials. Units #113 and #118 need some exterior window

frames replaced. The interior of Unit #114 is in progress of being finished up.

- Wally and a committee will be meeting with Shane from Farmers Agent Thursday, October 11, 2018 at 6:00PM to discuss our current policy. The meeting will be held at Western Mountains Property Management.

NEW BUSINESS

- Dick Wilson was our guest representing the Lawn Care Committee Report & Comprehensive review. Dick accompanied Ted Lundy, Aspen Urban Forestry Tree Inventory, and obtained a comprehensive report on trees and shrubbery in Fairway. Recommendations were given during the appraisal. It was agreed to make a priority list for projects. Homeowners must take landscape concerns to the Landscape Committee for approval. Homeowners can receive recommendations from the Landscape Committee to do their own maintenance.
- The Board had a discussion of the process for approving contracts and bids for services.
- A letter will be mailed to pet owners in violation of our Pet on a Leash and Cleanup after your Pet rules.

Our next FBHOA-BOD will be November 8, 2018.

There being no additional business, the meeting was adjourned at 9:02pm.

Respectfully submitted

S/Jane Ann Wright

Jane Ann Wright, Secretary

MINUTES OF THE SPECIAL MEETING

Fairway Boulevard Townhouse

Homeowners Association

Board of Directors

August 22, 2018

Board of Directors of Fairway Boulevard Homeowners Association met in the home of Wally Walbruch, 134 Fairway Boulevard at 7:00 pm. Those present were Wally Walbruch, President and presiding, Jane Wright, Secretary, and Board members, Gil Conrad, Larry McRae, Ron Trippet, Randy Johnson and Gary Ruppel.

It was moved and seconded and carried upon vote the minutes of the July 19, 2018 Board meeting be accepted as published.

OLD BUSINESS

- Updates from the Repair List were given by Wally. Most repairs and painting has been completed. The deck beams have been replaced but still need painting. A request to Painters Express will be made to do the work as soon as possible. Larry McRae requested painting his courtyard fence rails as well as #193 with 3 siding boards in the court yard patio and Wally will contact the owners of #199 for their request. We will have a follow-up at the September Meeting to include work done.
- Wally has reviewed the FBHOA By Laws and made the following corrections; corrected the Annual Meeting to be held on the second Thursday in May, deleting "and shall end on the _____ day of _____ following," and added a signature and date page which all board members signed. Wally will upload the revised By Laws to our website. No other changes made.
- Insurance payment was denied for Unit 114 due to circumstances of the claim. Discussion followed suggesting we create a list of local Restoration Companies. We will give a reminder to homeowners of a time frame for reporting damage. A group of BOD will meet with State Farm Insurance before our next meeting to discuss our policy.

NEW BUSINESS

- Reasonable response time from Dave Roberts to homeowners is within 24 hours or in case of an emergency, right away. Reminder to our homeowners to use Dave's Cell phone to call or txt; 406.253.2840.
- It was noticed Unit 124 put in a ramp. A letter to the owner will be sent letting them know it must be approved by the Architectural Committee.

Our next FBHOA-BOD will be September 13, 2018.

There being no additional business, the meeting was adjourned at 8:11pm.

Respectfully submitted

S/Jane Ann Wright

Jane Ann Wright, Secretary

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

July 19, 2018

Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 7:00 pm. Those present were Wally Walbruch, President and presiding, Jane Wright, Secretary, and Board members, Gil Conrad, Larry McRae, Ron Trippet and Gary Ruppel. Not in attendance was Randy Johnson. Also present was David Roberts, Business Manager, guests Helen Gwynn (#149) and Garry Thoms (147 & 153).

It was moved and seconded and carried upon vote the minutes of the March 10, 2018 Board meeting be accepted as published. It was moved and seconded and carried upon vote the May 17, 2018 Minutes of the Board meeting of Fairway Boulevard Townhouse Homeowners Association Minutes be accepted.

OLD BUSINESS

- Updates from the Repair List were given by Wally and David. Most repairs have been met with exception to some railings and beams. Ron also provided a summary of the deck beam replacements and provided an outline for future repairs. David gave a review of current contracts.
- Ron and Wally gave an update from numerous meetings held with the City of Kalispell and Flathead County. Many hours of exhaustive research can be accredited to Vicki Walbruch. It was agreed we need to seek legal advice when moving forward.
- Discussion was held concerning Short Term Rentals. A very comprehensive document had been prepared but it was decided to use the simplified version. Wally will advertise this proposed amendment and we will have FBHOA vote during our next annual meeting.

NEW BUSINESS

- David Roberts reviewed the financials. It was moved, seconded and passed that the financial report be approved as submitted.
- Helen Gwynn (#149) reported on her roof situation, provided documentation and requested compensation.
- David will follow-up with the roofing contractor on the roofing issues in #149. Agreement was made to pay Helen (149) \$3,000 of the \$4,500 requested and \$1,000 deductible.

- Rainmaker has finished installing irrigation along the Llama fence. A notice needs to be sent to homeowners advising them to contact David with any irrigation concerns preferably by email.
- It was agreed to ask for competitive bids when possible before granting major project work.
- We have not received an estimate from Triton Construction, LLC for the Tennis Courts. Wally suggested that we support a self-help tennis court project among the FB Tennis enthusiasts. He will meet and discuss.
- It was agreed to reimburse Dr Bonnet \$471.32 for damage to plants and irrigation occurred while residing his unit. Gill made a motion to pay and Jane seconded the motion. Discussion followed that in the future we recommend that owners be responsible for damages incurred while work is being done.
- Wally spoke about the mold and internal wall issues with Charles Eble's unit #114. It was agreed that the FBHOA is responsible. David will follow up with the insurance company for Charles Eble (#114).
- A suggestion has been made to reimburse homeowners who wish to do their own self-help touch-up painting. Homeowners are to contact the President who will provide approval to David who in turn will order and pay for the paint. Wally will generate the format and directions for homeowners.
- It was agreed to table the Bylaws review as they are quite lengthy and may require a separate meeting.
- 2018 ~ 2019 Meeting Schedule. Wally requested date change for the May 2019 Board and Annual Meeting to accommodate a scheduling conflict.
September 13, 2018
November 8, 2018
January 10, 2019
March 14, 2019
May 2, 2018
May 9, 2019 (Annual)
July 11, 2019
- Future unit design plans will be submitted to the Architectural Review Committee for approval.
- Ron presented signage to post concerning pets.
- Our next FBHOA-BOD will be September 13, 2018.

There being no additional business, the meeting was adjourned at 9:17pm.

Respectfully submitted

S/Jane Ann Wright

Jane Ann Wright, Secretary

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

May 17, 2018

The Board of Directors of the Fairway Boulevard Homeowners Association met following the Annual Meeting in the Edgerton Elementary School Multi-Purpose room at 8:30 pm for the task of electing BOD officers for 2018-2019. Those present were Board members Leland "Wally" Walbruch, Randy Johnson, Gil Conrad, Larry McRae, Ron Trippet and newly elected members Gary Ruppel and Jane Wright. Also present were David Roberts, Business Manager and Dorothy & Bob Redinger (106).

Wally welcomed everyone, expressed his thanks to our retiring members, returning members and congratulated our new members.

A motion was made that nominations for the positions of President, Vice-President and Secretary come from the members present; it was seconded and approved by the body. Leland "Wally" Walbruch (134) indicated that he again be willing to act as BOD President, Randy Johnson (184) also confirmed his willingness to act as BOD Vice-President and Jane Wright (162) acknowledged her willingness to hold the position of BOD Secretary. Hearing no further nominations, the process was closed and a vote by acclamation was held on the 2018-2019 BOD officer positions.

President Walbruch congratulated the new officers and reminded everyone of the upcoming FBHOA Walk About to be held June 14, 2018 beginning at 4:30pm. The Board will meet at the tennis courts.

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

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

May 17, 2018

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: Chuck Eble #114, Ann Knapp #116, John Santa lots 165/166, Drew & Christa Smith #199 and Cyndi Westbrook #174, He also asked for prayerful thoughts for Karen Bergeson #158, Mitchell Blicharz #127, Fran & Phil Kiser # 128 and Orletta Lovell #145.

It was confirmed by the Business Manager that a quorum of owners is in attendance.

The minutes of the 2017 Annual meeting were read and approved as read.

Our guest speaker, Dr. Sylvia Owen, spoke on the Friends of Flathead Law Enforcement. It was well received.

Business Manager David Roberts presented the annual Financial Report. After a brief discussion it was moved, seconded and approved as presented.

President Walbruch then initiated the report of The State of the Boulevard. The presentation included the Vision, Mission and Values Statements of our Association. He presented some outstanding snapshots taken by member Kjell Peterson. Specific items of discussion also included:

- The FBHOA website
- Association Architectural Controls
- Irrigation upgrades and maintenance
- Siding replacement and siding upgrade efforts.
- Ice dam issues
- Bluff management and stabilization plan.
- Residential unit repainting plan.
- Association insurance claims for the last six year period
- President Walbruch described ongoing work with our Attorney in the effort to establish a Short Term Rental control for our Association.
- Heartfelt thank you for all of the volunteer efforts by owners.

NEW BUSINESS:

- The Board of Directors will conduct a “Walkabout” on June 14. This will be an excellent opportunity to point out needed maintenance and repair items.
- “Is Fairway Boulevard a City of Kalispell Street?” The President discussed ongoing communication and negotiation with the City of Kalispell concerning their doubts as to the legitimacy of the Boulevard being a Kalispell City Street.

Election to the Board of Directors: President Walbruch presented thank you cards and honorariums to Dick Wilson for 18 years of board service and Dorothy Redinger with 14 years of Board service. Both are retiring from Board duties. Nominated for the three open Board positions were Gary Ruppel #148, Ron Trippet # 193/194 and Jane Wright # 162. No other nominations were presented. It was moved and seconded that the three be elected by acclamation. Carried upon vote.

The meeting was adjourned at 8:30 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

May 10, 2018

The Board of Directors of the Fairway Boulevard Homeowners Association met in the conference room of the Western Mountains Property Management offices at 6:55 pm. Those present were Wally Walbruch, President and presiding, Dorothy Redinger, Secretary, and Board members, Randy Johnson, Gil Conrad and Larry McRae, Dick Wilson (teleconference). Also present were David Roberts, Business Manager and Bob Redinger (106).

It was moved and seconded and carried upon vote that the minutes of the March 8, 2018 Board meeting be accepted as published.

David Roberts reviewed the financials. It was moved, seconded and passed that the financial report be approved as submitted.

OLD BUSINESS

- The status of our street with the City of Kalispell was discussed at length. Larry moved that we obtain legal advice with a budget of \$3,000.00. Seconded by Dick and unanimously passed upon vote.
- Wally summarized the meeting with our Insurance representative concerning the escalation of premium payments in recent years. After some discussion Larry moved that we leave the coverage as it currently is and approximately two months prior to the renewal date of the policy the Board will review possible changes in coverage or changes in insurer. Seconded by Gil and unanimously passed upon vote.
- Randy and Wally reviewed the status of proposed CC&R amendments concerning short term rentals on the Boulevard. No additional action was taken.
- David Roberts presented two bids that had been returned, for the repainting of the 138-141 building. Low bid was submitted by Painters Express. Randy moved that we accept the Painters Express bid. Seconded by Dick and carries upon vote.
- The matter of siding upgrade and minor repair as described in the north-side unit review by our Architect was discussed. It was decided that the suggestions by the Architect will be discussed with 4-J Builders in order to obtain a ball-park figure for costs involved.
- The Landscape Committee described the work to be completed in the sodding and upgrade activity to the common area between units 120 and 121.

NEW BUSINESS

- It has been noted that survey stakes on the Santa lot (165/166) have “appeared”. Members should be reminded that Architectural Review is required prior to any activity that will change or add to any of our structures.
- The Business Manager has been experiencing continued difficulty in having minor repairs seen to. He suggested the trial use of one of his employees on a limited, part-time basis. David, Jeff Anderson (the part-time employee), Wally and Randy will meet to review the details of what needs to be accomplished and etc.
- Gil reported that the roofs of units 109, 112, 169, 170, 173 and 174 will be inspected.
- The matter of vehicles parked in common area parking lots on a long term basis was again discussed. The Business Manager will again, have a discussion with the owners of units involved with this problem.
- It was determined that the applied for rebuilding of the lower deck at unit 104 has been approved by the Architectural Review Committee. Wally will proceed with notification.
- The Annual Owners meeting of May 17 was discussed. Several Board members volunteered to make presentations.
- The 2018 Walkabout will probably take place on June 14. It was suggested that Jeff Anderson (the part-time repair person) be included in this activity.
- The next Board meeting will be immediately after the Annual Meeting on May 17.

There being no additional business, the meeting was adjourned at 9:17 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

March 8, 2018

The Board of Directors of the Fairway Boulevard Homeowners Association met in the conference room of the Western Mountains Property Management offices at 6:55 pm. Those present were Wally Walbruch, President and presiding, Dorothy Redinger, Secretary, and Board members Ron Trippet, Dick Wilson, Randy Johnson, Gil Conrad and Larry McRae (teleconference). Also present were David Roberts, Business Manager and Bob Redinger (106).

It was moved and seconded and carried upon vote that the minutes of the February 22, 2018 special Board meeting be accepted as published.

David Roberts reviewed the financials. It was moved, seconded and passed that \$25,000.00 is to be maintained in the Rocky Mountain Bank checking account with anything in excess to be moved to the Whitefish Credit Union savings account. It was moved, seconded and passed that the financial report be approved as submitted.

OLD BUSINESS

- The Board discussed the proposed amendments to our CC&R's on short term rentals. After considerable discussion it was moved, seconded and passed to table the issue for continued discussion at a future meeting.
- Wally Walbruch and Ron Trippet reviewed the status of our interface with the City of Kalispell Public Works Department concerning the status of our roadway, Fairway Boulevard.

NEW BUSINESS

- It was reported that ice dams have re-appeared on the eaves of unit 149, and that remedial action has been taken to have them removed and inside-the-house damage repaired. After considerable discussion. Ron Trippet moved that we contact the owner of 149 and inform her that the Association will not pay the deductible and the Association will provide her with recommendations that will prevent future damage. Seconded by Randy Johnson and the motion unanimously carried.

- The Roof Committee presented a copy of the May, 2014 bid for roof repair and replacement, and, an excerpt from the International Building Code with highlighted paragraph 1507.2.8.2 pertaining to "Ice Barrier". Both documents are made apart of our permanent records and may be found in the Secretary's book of Meeting Minutes.
- Secretary Dorothy Redinger presented a letter of resignation from her Board position, to be effective with Annual Meeting on May 17, 2018.
- Dick Wilson reported that the Grounds Committee intends the cleanup and refurbishing of several common area locations, when weather permits.
- The Manager was requested to obtain bids for the repainting of building 138-141.
- Ron Trippet reported that Dr. Owens will make a short e-mail presentation at the next board meeting.

The next Board meeting was scheduled for May 10, 2018.

There being no additional business, the meeting was adjourned at 9:07 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

January 11, 2018

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 Randy Johnson. Director Larry McRae was absent. Also present were David Roberts, Business Manager, and Bob Redinger (106).

It was moved and seconded that the minutes of the November 9, 2017 Board meeting be accepted as published. Carried.

David Roberts reviewed the Financial Reports for the year 2017. He then reviewed the three year Profit & Loss comparison. After slight discussion it was moved and seconded that both Financial Reports be accepted as published.

OLD BUSINESS:

- A copy of the Claim for Existing Association for Domestic Water Rights for Domestic Use was presented and discussed. Dick Wilson has some concerns with the process and will research and report more at the next meeting.
- The future mitigation project for units 117-120 or 125-128 was discussed. It was moved that we ask Eric LeGasse to analyze the needs of the 117-120 building and present a proposal for future work. Seconded and passed.
- The proposed amendments to our CC&R's pertaining to the short term property rentals were discussed. It was moved that the President of the Board obtain legal counsel for the evaluation of the proposal. Seconded and passed.
- The discussion of the status of Boulevard repairs resulted in instructions to the manger to have the unfinished items evaluated and then employ the necessary labor for completion.
- It was reported that the discussions with Kalispell Public Works Department are as yet incomplete and are in process.

NEW BUSINESS:

- There was a brief discussion of common area upgrades not yet completed in 2017. Pending.
- The Roof Committee will ask Eric LeGasse to evaluate some of the older roofs.
- Ron Trippet briefly reviewed his finding of several snow-plugged sewer vents on some of the roofs. Owners should be aware of such blockages and have them cleared as needed.
- The board President presented the signed Architectural Approval for the work on unit 199.
- It was discussed that it is very important that if an owner hires someone to do work, the hired person/company must be properly insured, licensed and bonded. A note to that effect will be placed in a future issue of the *Fairway Flyer*.
- The Board President presented an update of the website work in progress. In order to continue the present work of info@fairwayblvd.com we need to fund it. Ron moved to authorize a total of \$114 (\$57/year). Seconded by Gil and carried upon vote.

The next Board meeting was scheduled for March 8, 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