

**Fairway Boulevard Townhouses**

**Homeowners Association**

**2021**

**Board of Directors Meeting Minutes, Executive Summary's**

**&**

**Annual Meeting Minutes**

**Fairway Boulevard HOA Executive Summary  
of the October 7, 2021, Virtual Meeting with  
TD&H Engineering and Fairway Boulevard Association Representatives**

In attendance: TD&H Employees Craig Nadeau, Helena, Doug Peppmeier, and Laurie Happ, Kalispell. FBHOA members: Leland "Wally" Walbruch; President, Gil Conrad, Vice President, Craig Coburn, Director & Dick Sheremata.

*This summary is intended to outline major topics, concerns, and issues raised at this meeting rather than actual minutes and is to be shared with all parties.*

Wally opened the virtual meeting by introducing the Fairway Boulevard HOA representatives and shared our history with TD&H Engineering over the Slope Studies since 2009.

On March 26, 2021, another slope study was conducted by TD&H, which revealed areas of concern about noticeable slope movement. This meeting aims to seek a better understanding of the data presented and to establish appropriate next steps.

Craig Nadeau & Doug Peppmeier took turns explaining the Fairway Boulevard Slope Study data as presented from the initial survey of November 2014, November 2015, October 2016 & March 2021. The elevation data presented was explained in inches of change at pin numbers 26 (-0.18 / 2 inches), 31 (-0.08 / 1 inch), 32 (0.08 / 1 inch), 42 (0.07 / 1 inch), & 43 (0.09 / 1 inch).

The terms Northing and Easting were explained regarding the data: examples of negative Northing PINs reflect movement in a southern direction, and Easting PINs identify a westward motion.

Northing PINs #: 34 (-0.14 / 1 inch in a southern direction), 36, (-0.12 / 1 inch in a southern direction), 42 (-0.07 / 1 inch in a southern direction), 43 (-0.09 / 1 inch in a southern direction), 43 (-0.09 / 1 inch in a southern direction).

Easting PINs identify a westward movement. Inches of change at PINs # 22 (-0.07 / 1 inch in a downslope direction), 23, (-0.08 / 1 inch in a downslope direction), 24, (-0.11 / 1 inch in a downslope direction), 31 (-0.09 / 1 inch in a downslope direction), 34 (-0.22 / 2 inches in a downslope direction), 36 (-0.14 / 1 inch in a downslope direction), 42 (-0.14 / 1 inch in a downslope direction), 43 (-0.13 / 1 inch in a downslope direction).

Craig Nadeau stressed that he believes much of this movement is probably moisture-related, whether on the upper area or at the base of the slope as found below the storm sewer outlet.

Doug and Craig explained the purpose, types of investigations that would be conducted, and analysis/report to be completed as part of the Scope of Geotech Proposal.

The Association explained that the City of Kalispell will be conducting a Geotech study as part of a proposed relocation of Sewer Station # 9 from the base of the slope to the top of the bluff directly South of the proposed TD&H investigative area during the middle of October. We will share these investigative results with TD&H when we receive them, hoping they can be used and possibly reduce the cost of future TD&H Subsurface Investigations.

Wally thanked everyone for their time and input,

Leland "Wally" Walbruch, President

**MINUTES OF THE MEETING**  
of the  
Fairway Boulevard Townhouse  
Board of Directors

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September 9, 2021

The Board of Directors of Fairway Boulevard Homeowners Association met via "Virtual Zoom" due to Covid-19 restrictions at 7:05. A quorum was present; they included: Wally Walbruch, President and presiding, Gil Conrad, Vice President, Jane Gronley, Secretary, Ron Trippet, Gary Ruppel, Craig Coburn, Randy Johnson, and Property Manager David Roberts.

It was moved by Ron and seconded by Gary that the BOD Meeting Minutes of July 8, 2021, be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, expenses by vendor summary, and detail for the fiscal year as of August 31, 2021. An extensive review was conducted, and several questions were answered. A discussion ensued over the need and justification for having multiple banks and the difficulty of our credit union account withdrawals. Given no clear consensus, this discussion has been tabled until our next meeting. Jane moved, and Gil seconded to accept the financial reports. The motion carried upon vote.

**OLD BUSINESS:**

The Board reviewed the status of necessary repairs and painting touch-ups identified during our annual walkabout. The painting will be finished by the end of this month. It was discussed that homeowners need to be made aware of their responsibilities for repairs. The Board has relied on prioritizing projects based on the need and availability of contractors.

TD&H Engineering has provided the Board with Slope Assessment Data and Slope Study Point Map and Scope and Fee Description documents. Discussion of the information given was extensive, with a consensus that we did not fully understand the data and its impact on slope stability. A committee was formed with Gary, Gil, Ron, Randy, and Craig to meet with Doug Peppmeier, PE/ Vice President/ Regional Manager, TD&H Engineering. Wally will contact Laurie Happ to arrange the meeting. Further discussion was tabled until our next meeting.

We are waiting for a response from a letter sent May 13, 2021 to Charlie Harball, City Attorney concerning the proposed relocation of Lift Station #9. The Board met via "Virtual Zoom" meeting with Kalispell Public Works on September 2, 2021. Discussions included the recently moved location of the lift station to the west of the original site and architectural concerns of materials used to keep with the surrounding aesthetics. Further discussion was awaiting a response from Charlie Harball and tabled until our next meeting.

Wally reported on the letter sent to homeowners concerning pet feces. David has sent a warning letter to an offender. Wally will follow up with a visit to the common area behind the home to inspect for cleanup.

**NEW BUSINESS:**

The Board reviewed two proposed projects;



- 1) Jeff and Laurie Wilson, # 196, proposed widening their driveway by about 4' onto their property footprint. Some Board members would like to view the proposed impact of the project. With no clear consensus, it is tabled until our next meeting.
- 2) Drew Smith, #199, proposed landscaping repairs to his unit's east & north side under his patio, including a drain pipe that would divert water down the bluff. Due to unclear information about the project, the item is tabled until our next meeting.

The Lawn and Grounds Crew (Landscape Committee) reviewed a proposed contract that recommended specific expectations as a part of a new contract. Gill suggested getting a commitment from Jim Theys, AAA Lawn Care, to continue their services with us next year. Gil questioned whether we should expect our irrigation contractor to have a set start-up and shut down rates. Wally & David expressed that this type of service is mainly time and material-based, especially if the start-up includes necessary repairs. Jane requested trimming trees from the tree line on the Southside of our common area that hangs over the fence. She also proposed trimming the caragana bushes along the entire fence line, east to west. Ron will check with Landscape Committee member Garry to see if he could accomplish this extensive task. David will follow up with the contract issue.

A financial review of our 2020 FBHOA books will be conducted by September 17, 2021.

Wally proposed the Board examine the present FBHOA dues structure while meeting future expenses and expectations. In reviewing and updating our FBHOA historical data, Wally has found 16 unit roofing projects, new financial obligations, and many cost increases across our budget that potentially will deplete our present reserves. The Board feels it is necessary to be prepared for increased expenses throughout our budget. Randy made a motion, and Gil seconded the motion to research the costs for the upcoming projects, cost increases in services, labor, and materials in relation to our current dues structure to ensure fiscal responsibility. Wally suggested we involve outside parties to be part of this process. The motion received BOD approval.

The next FBHOA-BOD will be November 11, 2021, at 7:00 pm, with the location determined at that time.

There being no additional business, the meeting was adjourned at 9:13 pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary

**Fairway Boulevard HOA Executive Summary  
of September 2, 2021, Virtual Meeting with  
Kalispell Public Works and Association**

In Attendance: City of Kalispell Public Works Director Susie Turner, Keith Haskins, PE., City Engineer 1, & Patrick Jentz, PE, Engineer 2, and FBHOA members, Leland "Wally" Walbruch; President, Gil Conrad, Vice President, Jane Gronley; Secretary, Randy Johnson, Ron Trippet, Gary Ruppel, Craig Coburn, and Dave Roberts, Property Manager.

This summary is intended to outline major topics, concerns, and issues raised at this meeting rather than actual minutes and is to be shared with all parties.

- Wally asked about the letter we submitted to City Attorney, Charlie Harball, on May 11, 2021 about the legality of relocating Lift Station 9 within the residential area of Fairway Boulevard. Charlie is in the process of digging into the inquiry. Susie will follow up with him when he returns from vacation as to where he is at in the process.
- Due to the location of the water line, the lift station had to be relocated west of the previous location. This new location is much closer to Chuck Siderius, home #182. Stakes were placed to show the location of the station and generator. The generator will have a wall on 3 sides. Extra building measures will be taken to diminish noise from the generator and smell from the station. The City reminded the Association that we are given input into the exterior, trim and shingle colors. Patrick provided the FBHOA with excellent examples of the proposed lift station mockup diagrams and proposed overhead views.
- Concerns over the lift station driveway were discussed. The Board is advocating for a buried plastic / fiberglass webbing with seeded grass to disguise the driveway making it more aesthetic to the surrounding green area. The City expressed its desire for a entrance of pavement and is concerned about the longevity of such a surface given that the area must be plowed in winter. The City will look into this possibility.
- Questions were exchanged and answered.

Thanks again to everyone for your input,

Jane Gronley, Secretary



Fairway Boulevard Townhouses  
Homeowners' Association, Inc.  
PO Box 9073  
Kalispell, Montana 59904  
406-257-1302

Leland "Wally" Walbruch, President  
Gil Conrad, Vice President  
Jane Gronley, Secretary  
Randy Johnson, Director

Craig Coburn, Director  
Gary Ruppel, Director  
Ron Trippet, Director  
David Roberts, Manager

August 5, 2021

**Subject: FBHOA Pet Policy**

Dear Fairway Boulevard Homeowners,

Since we have experienced a considerable change in homeownership over the past couple of years, I felt it might be a good idea to inform our members again of the enclosed "**Frequently Asked Questions... Fairway Boulevard Townhouse Homeowners Association.**" It is hoped that this document and references made within, which all can be found on our FBHOA website, will enhance your understanding of our community. Your Board takes its responsibilities with the greatest of care while following our:

**Vision:** We envision a community that offers a comfortable lifestyle and quality of life, and is a desirable place in which to live and enjoy the benefits of family, friends, and community.

**Mission:** Our mission is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants to protect property values, and support initiatives and capital improvements that benefit the greater good of the community.

**Values:** In all our activities to achieve our vision and mission, we value integrity, fairness, consistent firmness and common sense, community participation, respect, cooperation, and a sense of community.

I would like to share with you our Board's ongoing concerns about an issue that has plagued this Association for many years; "doggy poop issues." Many FBHOA pet-owning members, renters, and their guests do an excellent job picking up after their animal(s) and understand that not everyone else shares the same love of your furry family member. On the other hand, unfortunately, some other residents or tenants do not endorse or share this community view.

We have been notified that our lawn care team will not mow areas that have the presence of domestic animal feces. In addition to common areas, animal feces have been found on homeowner driveways, sidewalks, and our roadway. Based on these and other issues we will be more strictly enforcing our current policy and the board will be immediately re-examining our policy by possibly increasing fines and discuss other strategies to provide better enforcement and monitoring of our resident's pets. You may help this identification process by providing examples, locations & even photos. As always we welcome your direct input.

Regrettably, we must invoke such policies and as a Board, we respectfully do not enjoy becoming the "poop police."

We sincerely thank you for your understanding and support,

*Wally*

Leland "Wally" Walbruch, President

**MINUTES OF THE MEETING**  
of the  
Fairway Boulevard Townhouse  
Board of Directors

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July 8, 2021

The Board of Directors of Fairway Boulevard Homeowners Association began at 7:15 to ensure a quorum was present: Wally Walbruch, President and presiding, Gil Conrad, Vice President, Board members, Ron Trippet, Gary Ruppel and Property Manager, David Roberts were present, Jane Gronley, Secretary, Directors Craig Coburn & Randy Johnson were absent.

It was moved by Ron and seconded by Gil that the BOD Meeting Minutes of May 12, 2021, be accepted as published. The motion carried upon vote. Given the fact that we did not physically hold a 2021 Annual Meeting, a summary was presented for approval. Ron moved and Gary seconded that the 2021 Annual Summary be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, expenses by vendor summary, and detail for the fiscal year as of June 30, 2021. As per our questions in May about the Current Balance Sheet accounts, Wally spoke with David and his financial officer, Dawn Owens. Wally went back over his July 2020 emails and documents and found the complete explanation which was shared with the BOD. Wally did not at the time digest its significance. Wally also was informed that our reserve Rocky Mountain Bank account requires a \$10,000 balance. A discussion was held over the need and justification for having multiple banks and the difficulty of withdrawals for our credit union account. Considerable discussion ensued. David will have Dawn research this and get back to us during our next meeting so we can decide on a future direction. Ron moved and Gary seconded to accept the financial reports. The motion carried upon vote.

**OLD BUSINESS:**

The board reviewed the status of necessary repairs and painting touch-ups identified during our annual walkabout. Ron described the fact that work has begun on items that were not completed last year and is conducting examinations of individual repairs to prioritize them based on the need and availability of contractors to complete the respective project. It should be noted that we are experiencing difficulty finding contractors to complete projects.

Wally summarized the fact that despite the City attorney not responding to our Association's May 13, 2021 letter requesting clarification of the City's right to a utility easement as defined under our current plats, we assume that they are proceeding with the proposed project. The proposed relocation of sewer lift station # 9 was identified and will be funded under the current proposed budget. A discussion was held over the next steps and whether we should initiate a follow-up to the city attorney. The BOD recognizes the fact that the city has made considerable changes and improvements to the original proposal but we feel that the City must appreciate the concerns of our members and the impact of CCR's on this decision. Given no clear consensus, this item was tabled until our next meeting.

An extensive discussion was held on the ongoing status of our lawn & grounds crew. It is the opinion that the mowing and weed-eating have greatly improved but concerns continue to exist with the lack of fertilizing, lack of weed removal, needed trimming of overgrown shrubs, especially around our front entrance and common areas, ensuring that all areas are completely mowed each week and future concerns over the ability of our contractor to remove the leaves and debris



this fall. David will address these issues with AAA and Rowland Lawn Care. It remains to be seen if we can continue with this contractor.

Wally shared the results of the 2021 Bluff Slope Report. Unfortunately, this report revealed some significant movement at various sites both the top and bottom of the slope. The report does go on to suggest that we complete a detailed analysis of the slope to evaluate the subsurface soil and conditions to determine the reason for the movement and to provide recommendations of how to mitigate /stabilize the existing slope and protect the integrity of the existing FBHOA structures above. Gil moved and Ron seconded that we request that TD&H prepare a scope of services and fee estimate for a proposed schedule of work. After a discussion of clarification and next steps, the motion was unanimously approved. Wally will follow up with TD&H on the next steps and request greater detail of the identified movement.

#### **NEW BUSINESS:**

Gil addressed concerns about the need to establish a re-roofing plan for the FBHOA units that are nearing the age of roof replacement. It was agreed that having complete FBHOA historical data is helpful but felt that an on-site roof evaluation is probably the best approach in developing a long-range re-roofing plan.

A memorial check was prepared for Karlene Lantz (#139) following the death of her spouse Spike.

There being no additional business, Wally expressed his thanks to everyone for attending our first in-person BOD meeting in almost one and half years. The meeting was adjourned at 9:15 pm.

The next FBHOA-BOD will be held on September 9, 2021, at 7:00 pm with the location determined in the future.

Respectfully submitted

*Wally*

Leland "Wally" Walbruch  
President and Acting Scribe

**Fairway Boulevard Townhouses  
Homeowners' Association, Inc.  
PO Box 9073  
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**The purpose of this summary is to provide a historical context to the cancelation of the 2021 FBHOA Annual Meeting and the subsequent completion of the proxy/ballot**

During the March 11, 2021 Board of Directors meeting with the available COVID-19 information at that time, we decided out of an abundance of caution to again cancel our May 20, 2021, Annual Meeting due to the unavailability of a safe public place to hold it. The BOD recognized the need to ensure that our membership is kept apprised of our actions, finances, programs, and to conduct the necessary annual elections as required under our FBHOA bylaws. We strongly felt this action was in the best interest of our membership and our broader community. Thank you for your understanding and for any inconvenience this change might have created. To enhance your understanding of our FBHOA, we also offered a Virtual "State of the Boulevard" for our members which was held on May 20, 2021, at 1900hrs.

The homeowner membership was mailed an Annual Meeting packet the first week of April 2021 with a proxy/ballot that was to be returned by May 14, 2021. This mailing included a cover sheet, a biographic candidate sheet, 2020 annual minutes for your approval, 2020 financial report, a summary of essential action items, a 2021 proxy/ballot, and a request for unit repairs, or landscape concerns on the back.

**2021 FBHOA Action Items Summary**

- **Action Item # 1** - Join Us in Welcoming Our New Neighbors: Welcome to our new members: Melissa Gil & Shawn Stilphen (#115), Debbie & Jeff Chuang (#127), Nancy Gilliland (#141), Gloria & Sandy Johnson (#142), Debra Ann & Francine Elizabeth O'Boyle (#161) & Cyndi Westbrook (#174),
- **Action Item # 2** - Review the enclosed 2020 Minutes and vote on the proxy/ballot
- **Action Item # 3** - Conduct a review of the FBHOA Financials

Examine the Fairway BLVD HOA Balance Sheet as of December 31, 2020, using an Accrual Basis. Current FBHOA assets are held under three separate accounts. One is a dedicated Building Upgrade Reserve. Most unit members contribute \$50 per month and lot owners a prorated amount. Accounts Receivable is a negative number as this reflects the current dues of members who have paid in advance. This number also reflects individuals who are delinquent in their dues. The negative current liabilities number reflects what we have paid toward our total 2020 Glacier Bank Loan under the positive Long Term Liabilities. Our 2017 Glacier Bank loan was paid off last summer. We immediately financed another Building Upgrade Loan to continue infrastructure improvements as part of our 15-year Building Upgrade Plan in the summer of 2017. To date, we have completed 16 units.

Examine the Statement of Cash Flows for January through December 2020 and note the cash at the end of the period reflects the total assets plus the accounts receivable from the Balance Sheet. Lastly, examine the Profit & Loss by Class for December 2020, which reflects the Gross Profits of our Operating Fund and dedicates Building Upgrade Reserves while showing the last month of expenses and the net income.



Finally, examine the FBHOA Profit & Loss comparison from January 2018 until our books closed on December 31, 2020. Your BOD has found that we can better discover trends and analyze the findings by comparing financial statements over time (three years). This process allows us to manage better and forecast future operating activity. Significant trends to note include the increasing comprehensive insurance rates, which began in 2015, and to visualize the impact of considerable increases under the present line item: Utilities; sewer & water.

The BOD finds that we are financially secure but must take proper steps to mitigate potential issues related to our increasing comprehensive insurance rates and address the considerable impact of future utility rate increases

- **Action Item # 4** - Proposed Kalispell City Water & Sewer Rate Increases and its Impact

Kalispell Sewer Rates: Our Kalispell City sewer rates have proportionally increased beginning last July. Our City Council did modify the initially proposed schedules given the significant COVID-19 impact on our local economy.

Evergreen Water District Rates: As predicted, our water rates have increased, water connection fees, tap fees, facility fees, cancellation of the tiered rates, and the summer watering rate are now going to a flat year-round water rate. We will also see changes and improvements in the metering of our water usage.

- **Action Item # 5** - Association Comprehensive Homeowners Insurance

Over the past few months, your BOD has struggled to ensure that our comprehensive insurance package designed to protect our property investment is of good quality for a reasonable price. During our 2020 Holiday "Fairway Flyer," we shared with you our concerns and some general trends. <https://fairwayblvd.com/>. The BOD has examined several possible options that we can take to provide appropriate coverage at a competitive rate with the lowest possible deductible yet maintains this level of coverage even as our infrastructure continues to age.

We feel our Association has an excellent comprehensive homeowner's insurance package covering our Fairway Boulevard properties. Over the past few years, unfortunately, we have seen a considerable increase in our annual comprehensive insurance policy premiums from \$31,116.00 in 2015 (about \$380.00 per unit) utilizing a \$1,000 policy deductible to a total policy premium of in 2020 of nearly 50,000.00 (\$609.00 per unit) using a \$5,000 deductible per claim. Please consult the FBHOA 2020 Comprehensive Insurance Synopsis on our website.

As the board continues to examine coverage options, we would like to gather direct input from you, the FBHOA members. Currently, the FBHOA pays both the insurance premiums and if necessary the deductible, if a claim against this coverage is warranted. This is not the case with our glass breakage coverage, where the property owner pays the \$100.00 per claim deductible. The BOD feels that when the FBHOA pays both the insurance premiums and the claim deductible, it creates a practice that is counterproductive to maintaining good owner responsibility. This is true for issues relating to roof & gutter cleaning and control of ice dams, ensuring that the water is turned off when the residence is unoccupied for more than 14 days, and the need for frequent monitoring of residential unit temperatures, all of which greatly limit large claims against our comprehensive homeowner's insurance. The BOD strongly feels that we should consider expecting our members to pay any claim deductibles, which includes our current glass coverage against our comprehensive homeowner's insurance.

- **Action Item # 6** Proposed Relocation of Sewer Lift Station #9 to the FBHOA residential area.

In December 2020, we were notified by the Kalispell City Public Works Department that they are strongly considering relocating within the next year the current sewer lift station (at the base of our bluff off the golf

course) to our narrow common area between units #162 & 182. The BOD has met with City Engineers over this plan. FBHOA representatives have also met with the City Attorney over what we see as the negative impact of this proposed relocation into our residential community. We welcome your direct input, comments, concerns, and, if necessary, your support at a future City Council meeting.

- **Action Item # 7** - Special thanks to our Board members, many Committee members, and numerous volunteers that make Fairway Boulevard a GREAT Place to Live!
- **Action Item # 8** - Complete the 2021 FBHOA Proxy / Ballot & return in the pre-paid envelope NLT May 14, 2021.

### **2021 Ballot Summary**

Tallied by 2021 FBHOA Election Committee under the leadership of Sandy Johnson #142

- 79% return rate on the proxy/ballot despite providing a prepaid envelope.
- 2020 Annual Meeting minutes were approved and a review of the financials was also approved.
- Membership input was gathered on the proposed relocation of the Sewer Lift Station #9 to the FBHOA residential area. Twenty-five members responded with comments of concern about such an action.
- Incumbents Jane Gronley #162, Gary Ruppel #148, & Ron Trippet # 193 & #194 were elected for a new 3-year term. One write-in was also recorded.



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Gil Conrad, Director

Craig Coburn, Director  
Gary Ruppel, Director  
Ron Trippet, Director  
David Roberts, Manager

May 13 , 2021

Charles Harball  
Kalispell City Attorney  
201 1st Ave E  
Kalispell, MT 59901

Dear Charlie:

It is not our intent to belabor this point, but we are still having some concern over what seems to us to be preliminary language about the availability of an easement rather than a clearly defined easement.

I have again reviewed all the plats of the Fairway Boulevard Townhouses subdivision and I found two references to utility easements, one that follows Fairway Boulevard and is designated as a "28 foot roadway and utility easement" on the plats. The other is found on the Amended Plat of Fairway Boulevard Townhouses Phase VI in a close-up detail of a lot designated on the plat as "60" and the detail depicts the "centerline of 20' sewer easement". Apart from this detail portion of the plat, however, the location of the 20' sewer easement is not depicted.

If there is a specific plat that shows there is a reasonably well defined easement where the contemplated lift station is to be placed, please provide it to us. Otherwise, it is our understanding that easements need to be reasonably well defined location and purpose. It seems that the notation on the deeds that "all common area is also available as an easement for utility purposes" does not really create an easement at all. If the requirements involving a city or other governmental agencies are different than private property owner, please provide me an indication of such authority.

Sincerely,

*Wally*

Leland "Wally" Walbruch, President  
Fairway Boulevard Townhouse Homeowners' Association  
Kalispell, Montana 59901      [walbruchsofmt@centrylink.net](mailto:walbruchsofmt@centrylink.net) or [info@fairwayblvd.com](mailto:info@fairwayblvd.com)

**MINUTES OF THE MEETING**  
of the  
Fairway Boulevard Townhouse  
Board of Directors

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May 12, 2021

The Board of Directors of Fairway Boulevard Homeowners Association met via "Virtual Zoom" due to COVID-19 Restrictions at 7:05 pm. Those present were Wally Walbruch, President and presiding, Randy Johnson, Vice President, Jane Gronley, Secretary, and Board members, Ron Trippet, Craig Coburn, Gil Conrad, Gary Ruppel, and David Roberts, Property Manager.

It was moved and seconded the Minutes of March 11, 2021, BOD Meeting be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, expenses by vendor summary, and detail for the fiscal year as of April 30, 2021. Gil will follow up with Dawn Owens on a question about the present reserves. Ron made a motion and Jane seconded to accept the financial reports. The motion carried upon vote.

**OLD BUSINESS**

- Wally reported on the canceled 2021 Annual Meeting Proxy/Ballot and Selection of 2021 FBHOA Officers with the following results:

**2021 Proxy/Ballot Summary**

As of 05/12/2021

We have reached the necessary quorum of 60 % as we have to date 74% of our members have returned their proxy/ballots.

Our 2020 Summary and Financials were approved as presented,

Jane Gronley, Gary Ruppel, and Ron Trippet have been elected to the FBHOA-BOD for another 3-year term. There were no write-ins.

We also received 20 negative responses on the proposed relocation of the lift station from the base of the bluff to within our FBHOA residential community.

Since our annual meeting quorum was reached, A motion was made by Gil and seconded by Randy to conduct an election of officers.

Gil moved and Gary seconded the re-election of Wally for President. Wally was elected unanimously. Wally stated this will be his last year on the HOA Board.

Randy offered to step down as Vice President indicating this would be his last year on the board. Gil offered to preside as the future Vice President. Randy moved and Craig seconded Gil for Vice President. Gill was elected unanimously.

Ron moved and Gary seconded Jane for Secretary. Jane was elected unanimously.

- The Board discussed updates on the City of Kalispell Proposal for Relocation of Lift Station #9. Wally will send a letter to Charles Harball, Kalispell City Attorney with concerns for validity in placing Lift Station #9 in Fairway Boulevard. Colleen Donohue, Attorney representing Fairway Boulevard explored various legal aspects. All comments were negative from residents responding to the relocation proposal. The next steps will be requesting more clarification on the project.
- Wally presented May 20, 2021, Virtual “State of the Boulevard” for our review. The comprehensive presentation includes our Mission, Vision, website address, rules for pets, roof ice jams, and photos of Fairway Boulevard. Wally will send a reminder to homeowners of the virtual meeting before May 20, 2021.
- David will send a letter to the owners of #155 informing them of their renter not cleaning up after their dog.
- Gil presented a 2021 Unit Repair / Landscape, Upgrade List. Discussion followed determining the FBHOA responsibility and homeowners responsibility in these projects.
- Wally has not received the completed 2021 FBHOA Bluff Slope and Stability Report from TD&H Engineering. Wally will pass this report to the Board when received.

#### New Business

- David shared the 2021 Raymond Rowland Landscape Contact with the Board of Directors. Concerns expressed from the Board were lack of weed eating, blowing common areas, not spraying for weeds or fertilizing, and missed spots needing to be mowed. Wally, Randy, Ron, and David will meet to go over these areas of concern. David will contact Raymond Rowland Property Maintenance about concerns.
- Gary requested an Arborist to spray his crab apple tree for caterpillars. David will contact Okamoto Tree Service.
- Wally reported the need for resealing common area parking lots. Gil made a motion and Craig seconded to reseal all common areas and contact residents for resealing their driveways. Wally will request a bid from Crone Pro-Seal & Asphalt Maintenance.

- Gil gave a Street Light proposal. Gil found a similar light at Alpine Lighting with a cost of \$35.00 each. Gil proposed purchasing 2 lights to place the existing lights at the entrance. The spare parts would be used as replacement parts as needed.

- Meeting Schedule for FBHOA Board Meetings for 2021 ~ 2022 are as follows:

|                     |                  |
|---------------------|------------------|
| July 8, 2021        | January 13, 2022 |
| September 9, 2021   | March 10, 2022   |
| November 11, 2021   | May 12, 2022     |
| May 19, 2022 Annual | July 14, 2022    |

Other

- Ron & Garry will be chipping materials on the bluff on May 17th & 18th, 9:00 am. Help would be appreciated.
- Helen Gwynn, #149 has requested her bushes be spray painted.
- Ron has a spreadsheet of requested landscape issues.

The next FBHOA-BOD will be July 8, 2021, at 7:00 pm with location determined at this time.

There being no additional business, the meeting was adjourned at 8:45 pm.

Respectfully submitted

S/Jane Ann Gronley  
Jane Ann Gronley, Secretary



## **Fairway Boulevard HOA Executive Summary of April 19, 2021, Virtual Meeting with Kalispell Public Works and the Association**

In attendance: City of Kalispell Public Works Director Susie Turner, Keith Haskins, PE, City Engineer 1, & Patrick Jentz, PE, Engineer 2, and FBHOA members Leland "Wally" Walbruch; President, Jane Gronley; Secretary, Ron Trippet, Gary Ruppel, Gil Conrad, and David Roberts, Property Manager.

This summary is intended to outline major topics, concerns, and issues raised at this meeting rather than actual minutes and is to be shared with all parties. The FBHOA Directors have met previously with the Public Works Representatives on January 6, 2021; Randy and Wally met with the City Attorney Charlie Harball and PE, Engineer 2, Patrick, on March 01, 2021.

Kalispell City Public Engineer Patrick Jentz initially requested this meeting on March 30, 2021, as a follow-up to our previous discussions and provided the following new or changed proposals. Patrick also provided a proposed facility mock-up and an overhead view/diagram.

- The City engineers sat down with the maintenance crew and went over the need for site fencing balanced by the Fairway Boulevard's concern for aesthetics. From this discussion, and in a continued effort to address the concerns of the HOA, we will deviate from the typical design standards for all lift stations in the City of Kalispell and not require a fence in this application. Although unexpected in this neighborhood, if theft or damage to the facility becomes problematic in the future, we reserve the right to adequately secure the site.
- In an effort to fit the site better (both for pump function and aesthetics), a different style of pump was chosen than when we first approached the HOA. This gives us the ability to move the building from a 35'x17' structure to an estimated 12.5' x 16.5' structure. At this point in preliminary design, this is as small as we can go. As we move ahead with the design, every reasonable effort will be made to further reduce the size of the building.
- The City would welcome the input of the HOA in choosing the paint color for the building siding, trim, and shingles.
- The grey wall on the side of the building is in place to hide the generator for the lift station. It was placed near the building to reduce the area taken up by the lift station equipment and reduce the visual impact of the generator on the community.

The Association recognizes the changes to the original proposals to the lift station to accommodate our concerns about the aesthetics. Patrick and Keith provided descriptions and explanations of the new submersible pumps, which allow for a smaller building. Additional changes now include a required 64' x 14' concrete service vehicle pad to allow unimpeded pump vac vehicle access. Extensive discussion was held over this new inclusion. It generated various thoughts on the subject to include the negative impact on the area's aesthetics and the actual need for such a pad. Alternative options discussed to a vehicle pad included: creating a set back on the street to allow the vehicle to park parallel to the building reducing the impact to traffic, comparisons to the Buffalo stage lift site, rotating the pump building 90 degrees allowing access without the need for a pad, making modification to the actual pad such as stamped concrete, or using a grass block paver system and use of vegetative planting as an aesthetic bluffer.

Patrick shared an overhead view/diagram of the proposed site and will share it with the Association.

The Association remains concerned about the rationale of the initial identification of this site within our residential community. Questions about the legitimacy of the plat language vs. our Association's rights under our CCR's, the City's access to the present lift station located off the city golf course below Fairway Boulevard and service vehicle weight as the justification for this proposed relocation.

The Association appreciates the openness of the Public Works Department and your willingness to meet with us again. FBHOA will discuss this topic at its next BOB meeting.

**MINUTES OF THE MEETING**  
of the  
Fairway Boulevard Townhouse  
Board of Directors

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March 11, 2021

The Board of Directors of Fairway Boulevard Homeowners Association met via “Virtual Zoom” due to COVID-19 Restrictions at 7:00 pm. Those present were Wally Walbruch, President and presiding, Randy Johnson, Vice President, Jane Gronley, Secretary, and Board members, Ron Trippet, Craig Coburn, Gil Conrad, Gary Ruppel, and David Roberts, Property Manager.

It was moved and seconded the Minutes of January 14, 2021, BOD Meeting be accepted as published. The motion carried upon vote. It was moved and seconded the February 4, 2021, Executive Summary Virtual Meeting with our Association Legal Counsel Colleen Donohue, and Board of Directors be accepted as published. The motion carried upon vote. It was moved and seconded the Minutes of March 6, 2021, Executive Summary Virtual Meeting with Charlie Harball, City of Kalispell Attorney, Patrick Jentz, Project Engineer, Leland Walbruch; FBHOA President and Randy Johnson, Vice President be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, vendor summary expenses, and detail for the fiscal year as of February 28, 2021. Wally brought to our attention the increase in sewer expense from \$2980.00 over two months during 2020 to \$4450.10 for the same period this year. This increase could eventually need to be addressed. Ron made a motion and Jane seconded to accept the financial reports. The motion carried upon vote.

**OLD BUSINESS**

- Wally reported on the TD&H Engineering proposal to conduct a survey analysis of the west slope of FBHOA. In 2014, TD&H placed 28 control points along the slope and performed a topographic survey of the sloped area. TD&H returned and measured the control points in 2015 and 2016. TD&H have proposed measuring the same points again, showing comparison values. The estimated cost is \$1,400. Depending on the outcome of this survey, TD&H suggests follow-up every 3 or 4 years. Gill made a motion, and Craig seconded that TD&H do the survey. The motion carried upon vote.
- March 6, 2021, Randy and Wally met in a Virtual Zoom meeting with Charlie Harball, City of Kalispell Attorney, and Patrick Jentz, Project Engineer, to discuss the proposed Lift Station #9 relocation to Fairway Boulevard. Randy and Wally advocated objections for Fairway residents to relocate the lift station to the southwest common area. Key points addressed were; location in a developed neighborhood while most stations are placed before properties are sold and developed, giving buyers full awareness of the impact on their investments, esthetes of our neighborhood being diminished, concern of smell and noise from the station, the area proposed is quite narrow and would not allow



landscaping mitigations to conceal the lift station and language of the easement not adequate to give the City right for this location. Mr. Harball will take our comments to the City of Kalispell Public Works Department for consideration of design options and perhaps site options.

## NEW BUSINESS

- David has been in communication with our new landscape provider, Royland Property Maintenance. All previous lawn maintenance duties are expected under the new contract. Members of the lawn care committee are encouraged to meet with Royland to point out problem areas.
- The Board discussed a proposed plan and format for the Annual Meeting of May 20, 2021. It was decided the we will not hold an in-person FBHOA Annual Meeting for 2021. We will create a packet of Annual Meeting materials that will be mailed at least a month before our normal May 20 meeting date. An option for residents to be part of a Virtual Zoom meeting will be provided. David suggested a neighborhood get-together by the tennis courts in August provided by the Board.
- Gill and Ron gave updates on the repairs list. Most have been completed, and the remaining are scheduled. Gill is working on lighting. Ron surveyed roofs for wind damage after our winter storm finding many needing immediate repair with further repair from a roofer. Ron found other roofs with issues non-related to the wind storm that need attention. Ron has purchased materials to do repairs.

The next FBHOA-BOD will be May 13, 2021, 7:00 pm with location determined at this time.

The Walk-About is on April 28, 4:00 pm meeting in front of Wally's house.

There being no additional business, the meeting was adjourned at 8:48 pm.

Respectfully submitted

S/Jane Ann Gronley

Jane Ann Gronley, Secretary



**Fairway Boulevard Townhouses  
Homeowners' Association, Inc.  
PO Box 9073  
Kalispell, Montana 59904  
406-257-1302**

Leland "Wally" Walbruch, President  
Randy Johnson, Vice President  
Jane Gronley, Secretary  
Gil Conrad, Director

Craig Coburn, Director  
Gary Ruppel, Director  
Ron Trippet, Director  
David Roberts, Manager

February 19, 2021

Partick Jentz, PE Engineer 2  
Kalispell City Public Works  
201 1st Ave E  
Kalispell, MT 59901

I again wanted to express our thanks to our Public Works staff and city engineers for taking the time to provide the Fairway Boulevard Homeowners Association with the proposed plans to relocate Lift Station #9 from the base of the FBHOA bluff to the area just off of the street Fairway Boulevard. I reviewed your letter of January 29, 2021 and addressed its contents with our FBHOA Board of Directors and our legal counsel.

We conducted an extensive review of the many FBHOA plats, and this review did not provide, from our perspective, substantial evidence of an easement that would allow the lift station relocation decision that would have a significant impact on the aesthetic of our residential area and, in turn, jeopardizing our Association members investment.

The problem we have identified in the plats is the inconsistency with respect to language on the plats and whether they actually create easements. For instance, the FBHOA Plat Phase VI dated May 29, 1991, includes very specific easement language under the heading entitled "Certificate of Utility Easement". This language includes the grant of an easement and such easement is noted on the plat as a 28' private road and utility easement. This very specific language is in contrast to the vague notation of "all common area is also available as an easement for utility purposes." Your letter indicates that you are relying on this vague description in your proposal for the lift station relocation. Please provide any documentation that shows the city actually entered into an easement with the property owners of a traditional easement that includes a grant of the easement and a reasonably specific description of the location and purpose of the easement. It is our view that the vague language on the plat indicating that the common areas are "available" may not have created an easement at all as it is our understanding that there must be some sort of grant language for similar easements and the descriptions must be reasonably clear.

I request a more definitive examination of these documents by the City on this proposed action. These findings should be provided to me so I can address any additional information with the FBHOA Board of Directors.

Sincerely,

*Wally*

Leland "Wally" Walbruch, President  
Fairway Boulevard Townhouse Homeowners' Association  
Kalispell, Montana 59901  
[walbruchsofmont@centrylink.net](mailto:walbruchsofmont@centrylink.net) or [info@fairwayblvd.com](mailto:info@fairwayblvd.com)

*DRAFT*

**Fairway Boulevard HOA Executive Summary  
of February 4, 2021, Virtual Meeting with  
Colleen Donohue & Board of Directors**

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February 4, 2021

The Board of Directors of Fairway Boulevard Homeowners Association met via "Virtual Zoom" due to COVID-19 Restrictions at 7:00 pm. Wally Walbruch, President and president, Randy Johnson, Vice President and Jane Gronley, Secretary, and Board members, Ron Trippet, Craig Coburn, Gil Conrad, Gary Ruppel, David Roberts, Property Manager and Attorney at Law, Colleen Donohue, P.C.

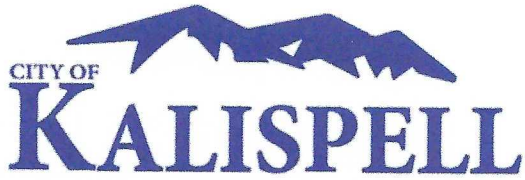
This meeting was called to discuss our Board's next steps to address the proposed replacement of lift station #9 from the bluff base to an FBHOA common area within the City of Kalispell easement. Wally provided screen views of three plats to which the City has an easement.

An extensive discussion was held with many Board member's concerns raised. Some of those included; relocating this lift station in a developed neighborhood, electrical noise, smell during pumping, affect on property values and esthetics. Numerous questions from the Board members were directed to our Attorney, Colleen Donohue. It was suggested that Board members become lift station detectives. The Board directed Attorney Donohue to begin work on our behalf. Colleen will do initial research into the easement.

Respectfully submitted

S/Jane Ann Gronley

Jane Ann Gronley, Secretary



January 29, 2021

Leland "Wally" Walbruch  
President Fairway Boulevard HOA  
PO Box 9073  
Kalispell, Montana 59904

Dear Mr. Walbruch,

Thank you for your further inquiry into the City's planned capital improvement project for Lift Station #9. The City has reviewed your letter dated January 19, 2021 and this letter explains the basis for the City's authority to relocate the existing lift station within the FBHOA easement.

All property lines, easements, common areas, etc. for a subdivision are identified on the subdivision plat. This is the road map for identifying the extent of property ownership for each lot, what properties are associated with which rights, where easements are located, etc. The Fairway Boulevard Subdivision was developed in several different phases and has several different plats that comprise the overall Fairway Boulevard Subdivision. These plats are publicly available on the plat room section of the Flathead County Website under the scanned surveys and subdivisions link ([https://flathead.mt.gov/plat\\_room/subdivisions.php](https://flathead.mt.gov/plat_room/subdivisions.php)). If you would like help locating this please do not hesitate to contact me. The county plat room can also be reached by phone at 758-5510.

The City is proposing to move the existing Lift Station from its current location up closer to the Fairway Boulevard Road. The location of the new lift station is within the common area of the Fairway Boulevard development.


The subdivision plats for Phases 5 – 8 of the Fairway Boulevard Subdivision have the following text printed on them: "All common area is also available as an easement for utility purposes." This text is taken to refer to the entirety of the common area for the subdivision as the common area was consistently reduced with each phase as lots were platted in this area and a portion of the common area was assigned to each lot.



Lift Station #9 is part of the sewer collection system that services several subdivisions and developments along Whitefish Stage Road and Evergreen Drive, in addition to the Fairway Boulevard Subdivision. Rebuilding this outdated lift station increases system reliability equating to fewer potential issues (such as sewer service interruption, backups, odors, etc.) for your subdivision and in the other areas that are served by the sewer collection system. The location near the Fairway Boulevard Road provides better access for maintenance to reduce future service problems. In addition to the new location enabling the City to provide a higher level of service, the construction along with future maintenance will be economically responsible, benefiting all sewer collection system customers served by City of Kalispell.

The City is operating within the legal bounds of the plat and is seeking to utilize land set aside for the purpose of a utility easement. If you have further questions, please do not hesitate to reach out to me.

Sincerely,



Patrick Jentz, PE  
Engineer 2

**Fairway Boulevard Townhouses  
Homeowners' Association, Inc.  
PO Box 9073  
Kalispell, Montana 59904  
406-257-1302**

Leland "Wally" Walbruch, President  
Randy Johnson, Vice President  
Jane Gronley, Secretary  
Gil Conrad, Director

Craig Coburn, Director  
Gary Ruppel, Director  
Ron Trippet, Director  
David Roberts, Manager

January 19, 2021

Susie Turner, Director  
Kalispell City Public Works  
201 1st Ave E  
Kalispell, MT 59901

I again wanted to express our thanks to you and our city engineers for taking the time to provide the Fairway Boulevard Homeowners Association with the proposed plans to relocate Lift Station #9 from the base of the FBHOA bluff to the area just off of the street Fairway Boulevard. We completely understand your concerns about the present facility, age, access, and capacity, and its need for replacement as we have been living with the smell during specific periods for many years.

We held our January 2021 BOD meeting on Thursday, January 14, 2021, and this agenda topic created considerable angst among the board. After an extensive discussion, collective review of the available documents, and considerable board frustration, the following position was taken. The BOD directed me to gather a complete understanding of where the City of Kalispell has the authority to relocate a lift station from one FBHOA location at the base of our bluff (off the golf course) to another site within the FBHOA easement.

Susie, I request your assistance in identifying where I can find these pertinent city documents so I can provide the FBHOA board with what they request. Is this something City Attorney Harball might assist us with?

Unfortunately, in our Association leadership's eyes, we only see this relocation as having a significant negative impact on our Association members. In our opinion, usually, these types of utilities are pre-located in industrial or residential areas prior to property owners/homeowners purchasing them. These individuals go into these transactions with full knowledge of what their property environment is. Our members buy property in Fairway Boulevard because of its location, direct access to Buffalo Hill Golf course, the attractive appeal of the variety of residential units, the Association/homeowners' willingness to update their property and our care for our common areas.

Given our concerns about this relocation's aesthetic impact and, in turn, jeopardizing their investment, we feel our members will make the Association a part of any future legal processings.

Sincerely,

*Wally*

Leland "Wally" Walbruch, President  
Fairway Boulevard Townhouse Homeowners' Association  
Kalispell, Montana 59901      [walbruchsofmt@centrylink.net](mailto:walbruchsofmt@centrylink.net) or [info@fairwayblvd.com](mailto:info@fairwayblvd.com)

**MINUTES OF THE MEETING**  
of the  
Fairway Boulevard Townhouse  
Board of Directors

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January 14, 2021

The Board of Directors of Fairway Boulevard Homeowners Association met via "Virtual Zoom" due to COVID-19 Restrictions at 7:00 pm. Those present were Wally Walbruch, President and presiding, Randy Johnson, Vice President and Jane Gronley, Secretary, and Board members, Ron Trippet, Craig Coburn, Gil Conrad, Gary Rupal and David Roberts, Property Manager.

It was moved and seconded the Minutes of November 12, 2020 BOD Meeting be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, expenses by vendor summary and detail for the fiscal year as per December 31, 2020. Ron made a motion to accept the reports, and Jane seconded. The motion carried upon vote.

**OLD BUSINESS**

- Gil and Wally continue work on the Historical Document.
- David and Wally reported on the status of Boulevard Repairs. The foundation crack at #108 has been sealed as well as replacing the grass with gravel and adjusting sprinklers. STAT completed the inside cleanup. Carpet in the downstairs room will be replaced with expense covered by HOA. Several units reported roof damage due to the recent wind storm. Ron will do an assessment of damage and forward to David to compile a checklist of repairs. The tops of fences of #196 and #197 will be finished and the fence at #132 will be removed.
- Gil reported the Updates to FBHOA Insurance 2021 Policy Synopsis. Gil recommended adding to the document the homeowner's responsibility in paying the deductible. Discretion of responsibility will be left to the HOA Board. Gil and Wally will meet to make changes to the synopsis.

**NEW BUSINESS**

- Wally led the Board in a discussion of Kalispell Public Works relocating lift station #9 from the bluff base below #182 to an upper FBHOA common area. A summary of the meeting with Kalispell Public Works was prepared by Wally and presented to the board. The document can be viewed on our website. Ron made a motion and Gary seconded for Wally to request the documents from Susie Turner, Kalispell Public Works Director, that gives the City authority to relocate the lift station and outline our collective concerns. It was suggested that we possibly seek legal guidance.
- Ron and Wally reported on a review of FBHOA Bluff Management & Stability Plan. The review prepared in 2013 by TD & H Geotechnical Engineering recommended a management plan of monitoring every year for 3 years then waiting 3 years. Wally will contact TD & H Geotechnical Engineering to do a survey of the bluff and inquire if a survey needs to be done 3 consecutive years or if we can safely monitor ~~ever 3rd year~~ over a different time period.
- Ron and David reported on the landscape contract. Jim Theys of AAA Lawn Care recommended Raymond Rowland of Rowland Property Maintenance. David and Ron met with Raymond Rowland to discuss land-



scape and maintenance of Fairway. All prior services are expected to continue. The monthly expense will increase by \$250. The Landscaping and Maintenance Committee will oversee the contract bringing attention to any problem areas. Gary and Ron will bring attention to Rain Maker problem areas when they turn on the sprinklers. It was moved by Randy and seconded by Ron we enter into a 1 year contract with Rowland Property Maintenance. The motion carried upon vote.

- A Gift Memorial has been mailed to the family of Bill Olson, Unit #150.
- Wally and David reported on the status of the Animal Fowling Fee. David has talked to the owner and has not issued a fine. Concerns were expressed over #155 not cleaning up behind their unit from their large dog. David will contact the owner.
- Wally gave a report on the FBHOA Website Updates. We are getting +300 hits per year. Our website provides beautiful photos and archived materials for public viewing.
- David will arrange an audit of our 2020 Financials during summer of 2021.
- Ron will talk to the owner of #141 concerning a car parked on the street.
- Gill has offered to help Wally with light maintenance along Fairway Boulevard.

The next FBHOA-BOD will be March 11, 2021 at 7:00 pm with location determined at this time.

There being no additional business, the meeting was adjourned at 8:48pm.

Respectfully submitted

S/Jane Ann Gronley

Jane Ann Gronley, Secretary

## **Fairway Boulevard HOA Executive Summary of January 06, 2021, Virtual Meeting with Kalispell Public Works and the Association**

In attendance: City of Kalispell Public Works Director Susie Turner, Keith Haskins, PE, City Engineer 1, & Patrick Jentz, PE, Engineer 2, and FBHOA members Leland "Wally" Walbruch; President, Jane Gronley; Secretary, Ron Trippet, Gary Ruppel, Craig Coburn, Gil Conrad, and David Roberts, Property Manager.

This summary is intended to outline major topics, concerns, and issues raised at this meeting rather than actual minutes and is to be shared with all parties.

Kalispell City Public Engineer Patrick Jentz requested this gathering to discuss the proposed replacement of lift station #9 from the bluff base below unit 182 to an upper FBHOA common area. This meeting is an opportunity to examine, discuss, review city engineering recommendations, and discuss the next steps. Patrick provided the FBHOA with a presentation (attached). Wally also emailed Kalispell City Sanitary Sewer System design standards and wastewater pumping station details to the FBHOA Board of Directors before this meeting.

It was made clear that this meeting's impetus was to lay the groundwork for the proposed relocation of Lift Station # 9 to an area off of the street Fairway Boulevard but within the Kalispell City Utility Easement. The City explained that the present lift station is nearly 30 years old. Its size is under capacity to handle current flows and located off the Buffalo Hill Course, creating access restrictions due to the required maintenance vehicle size. Unfortunately, the existing facility can not be upgraded to meet the current and future sewer needs. The main trunk line that runs through this utility easement encompasses the housing developments north of us to West Reserve Drive. Patrick outlined the limitations of the present lift station: short term peak flows are 27% over the allowable capacity, and full buildout short term peak flows are 47% over permissible capacity. The City is very concerned about future capacity and has identified lift station#9 as a "high priority replacement" project.

An extensive discussion was held on what these lift stations look like and the various components that make them up. The Association expressed its concerns about the esthetics of this relocation considering the current facility density within the development. The City is willing to adhere to FBHOA architectural standards as much as possible. The Association will provide the City with a copy of our CCR's. Keith Haskins, PE, City Engineer 1 stated that some lift station specifics are required; such as security fencing and site/ building illumination and maintenance access. FBHOA also expressed concern about the potential noise and smell. The Association was assured that these new structures and the latest technology overcome these concerns. The street Fairway Boulevard will require some sewer pipe rework for this project within the new lift station area. The old lift station will be removed, and the site returned to its original state.

FBHOA member Gil Conrad has flagged off the proposed lift station relocation area using the prescribed dimensions for a more concrete view. Patrick also forwarded additional examples of lift stations for our examination.

The City proposes that 2021 will be used for the design phase and that construction begins in 2022.

The Association appreciates the openness of the Public Works Department and your willingness to meet in the evening. FBHOA will discuss this topic at its next BOB meeting.