

Fairway Boulevard Townhouses

Homeowners Association

2013

Board of Directors Meeting Minutes

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Annual Meeting Minutes

MINUTES OF THE MEETING
of the

Fairway Boulevard Townhouse
Homeowners Association
Board of Directors

January 17, 2013

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

Directors present were Wally Walbruch, President, and presiding, Larry McRae and Dick Wilson on Teleconference, Dorothy Redinger, Laurie Happ and Ron Trippet. Also present was David Roberts, Business Manager. Director Curtis Peterson was absent.

Laurie moved, seconded by Larry, that the minutes of the Board meeting of November 15, 2012 be approved as circulated. Carried.

The Manager presented and described the various features of the 2012 Financial Report. Larry moved that \$20,000 be moved to the Whitefish Credit Union Savings account so as to maintain about \$15,000 in the Rocky Mountain Bank Checking account. Seconded by Laurie. Carried, with one "Nay".

The Manager delivered Whitefish Credit Union and Rocky Mountain Bank annual Account Reconciliation Balance reports to be made a part of the Association permanent records.

The Manager distributed an updated Paint and Reroofing schedule. After discussion, Ron moved that bids be accepted for the painting of units 146 – 148, 152 – 153 and 154 – 155; that the re-roofing bids for units 131 – 132, 152 – 153, and 182 -186. Seconded by Dorothy. Carried. It was also noted that the east facing side of unit 147 will require residing prior to painting.

Concerning the needed work on "The Bluff". The President presented copies of the letter he had written to Buffalo Hill Golf Course that requests access for our Maintenance Workers from the 13th Fairway gate. It was decided that the President also write a letter to the City of Kalispell that will describe the problem of the storm water discharge and the Engineering Study in 2009. The letter will request a meeting with various members of our Board and hopefully, the problem of storm water discharge will eventually be solved through cooperative work with the city. It was announced that the current Lawn Care

Contractor, AAA Lawn Care, will also perform the necessary maintenance of The Bluff as a result of the recently completed and updated contract with AAA.

Dick brought up the problem of our CC&R's which do not define procedures and penalties for misdeeds by our residents. No action taken.

The President then suggested that a financial audit be performed by the same person that conducted the last audit in 2009. Laurie seconded the suggestion (which had become a motion). Carried with two members voting Nay.

Dick moved that a website be established for FBHOA. Seconded by Laurie Happ. Carried.

The Manager provided an update on the Bankruptcy occurring with unit 123. A Creditors meeting will be held at the Hilton "Garden Inn at 9 am February 8, 2013.

It was announced that Amy Peterson (104) is chairing the Lady's Luncheon at the Buffalo Hill Golf Course (dutch) on Wednesday, January 30, at noon.

The next Board meeting will be held at noon on March 21, 2013 at the Managers Offices.

The meeting was adjourned at 9:00 pm.

Respectfully submitted

s/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING
of the

Fairway Boulevard Townhouse
Homeowners Association
Board of Directors

March 21, 2013

The Fairway Boulevard Townhouse Association Board of Directors met at 12:00 noon in the Conference room of Western Mountains Property Management.

Directors present were Wally Walbruch, President, and presiding, Larry McRae and Dick Wilson on Teleconference, Dorothy Redinger, Laurie Happ Curtis Peterson and Ron Trippet. Also present was David Roberts, Business Manager.

Ron moved, seconded by Curtis, that the minutes of the Board meeting of January 17, 2013 be approved as circulated. Carried.

David Roberts presented the financial report for January and February. After brief discussion Dick moved for acceptance, seconded by Ron. Carried.

Ron read the audit report from Gordon Parsons. The audit revealed that Association business is being conducted well within the bounds of accepted practices.

It was reported that Ron and Laurie will represent the Association at the Buffalo Hill Golf Course Board meeting on March 27. They will discuss the desire of our Association to improve the handling of drainage water at the outfall of the storm drain, and, they will present our projected work on the Bluff and the attendant need for access for our Contractors.

The projected summer maintenance scheduled for summer 2013 was briefly discussed.

Under New Business Wally described a meeting he had with the Kalispell Chief of Police concerning the Neighborhood Watch Program. After discussion it was agreed that the Chief will be invited to our Annual meeting in May to present solutions and safeguards for home security.

Recently our members received a letter from the Kalispell Garbage Collection Department, offering to include Fairway Blvd. in their service area. David contacted the Evergreen Disposal Group, our current Waste Contractor, who offered to match any offer by Kalispell. Dorothy moved we sign a three year contract with Evergreen Disposal for continued service, seconded by Ron. Carried.

The maintenance and repair of parking spaces for late summer 2013 was discussed. We have received a bid from Glacier Paving. Ron moved that we proceed with work on 10 parking spaces this summer. Seconded by Curtis. Carried.

Members have inquired as to the possibility of the Association constructing protected storage units along the south fence (the "Llama Fence") that could then be rented to members for storage of golf carts, boats and etc. After discussion the request was tabled as not currently feasible due to the requirements of property setback and easement requirements by the City. The area in question is not sufficiently wide to accommodate such a project.

The problem of illegal cutting of vegetation and planting of trees, etc. on the bluff was discussed at length. It was decided to again state in the next Newsletter that such activity will not be condoned, since it is in violation of the CC&R statements concerning care of our common areas.

Unit 147 has requested approval for the replacement of their entry sidewalk which has deteriorated to the point of not being safe. The request has been approved by the Architectural Standards Committee, and recommended for approval to The Board. Accepted.

Ron moved for adjournment at 1:15 pm, seconded by Laurie. Carried.

Respectfully submitted

s/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING
of the

Fairway Boulevard Townhouse
Homeowners Association
Board of Directors

May 9, 2013

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

Directors present were Wally Walbruch, President, and presiding, Dick Wilson on Teleconference, Dorothy Redinger, Larry McRae, Laurie Happ, Curtis Peterson and Ron Trippet. Also present was David Roberts, Business Manager and Bob Redinger (106)

Larry moved, seconded by Curtis, that the minutes of the Board meeting of March 21, 2013 be approved as circulated. Carried.

The April and year-to-date Financial Report was presented by David Roberts. After brief discussion, Ron moved to accept, seconded by Laurie. Carried.

Ron reported on the meeting with the Buffalo Hill Golf Course Board concerning our plans for The Bluff and the Outfall, and our need for access through BHGC. Laurie also reported on the plans to begin remedial and maintenance activities on The Bluff as part of our regular landscaping contract. Both summarized the meeting as successful.

Wally distributed a copy of a letter from our attorney to Mr. Randall Ogle, Bill Snyder's (141-142) attorney, addressing Mr. Snyder's complaint concerning replacement of the entrance fence.

The proposed agenda for the upcoming annual meeting was reviewed.

Requests for deck and sidewalk maintenance, repair and replacement were received as listed below. All were recommended for approval by the Architectural Standards Committee and were accompanied by signed waivers from the owners concerned:

1. Unit 144. Deck – repainting & change of color.
2. Unit 145. Deck – replacement of deck, steps and rail.
3. Unit 153. Deck – replacement and paint.
4. Unit 147. Sidewalk – replacement.

Dorothy moved that all four be accepted as recommended. Seconded by Dick. Carried

David reported on the need to replace some support columns and balcony substructure on the west side of Unit 198. He also asked for guidance on the request for replacement of the concrete walkway adjacent to these columns. After considerable discussion the Board

cited Article VI.1 of our Declaration of Covenants, Conditions and Restrictions (CCR's), second sentence, which reads "Such exterior maintenance shall not include improvements Including, but not limited to glass surfaces, air conditioning units, trees, shrubs, grass, walks, driveways, parking areas, or landscaping." The Board went on to cite the past practice of all maintenance, repair and replacement of walkways and driveways as being the responsibility of owners.

Ron moved for adjournment at 8:00 pm, seconded by Larry. Carried.

Respectfully submitted

S/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

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MINUTES OF THE MEETING of the

Fairway Boulevard Townhouse Homeowners Association Board of Directors

May 23, 2013

The Fairway Boulevard Townhouse Association Board of Directors met at 9:00 pm in the multi-purpose room of Edgerton School.

Directors present were Wally Walbruch, President, and presiding, Dick Wilson on Teleconference, Dorothy Redinger, Larry McRae, Laurie Happ, Curtis Peterson and Ron Trippet. Also present was David Roberts, Business Manager and Bob Redinger (106)

Larry moved, seconded by Ron, that the minutes of the Board meeting of May 9, 2013 be approved as amended. Carried.

Those nominated as officers for the coming year were President – Wally Walbruch, Vice President – Larry McRae, Secretary – Dorothy Redinger. No other nominations were made for any of these three offices, and they were elected by acclamation. Ron Trippet suggested that the Board authorize the office of non-voting Treasurer. David Roberts, our Business Manager was designated by the Board to act as Treasurer, which he agreed to do.

It was announced that May 13 unit 123 had been sold to the Whitefish Credit Union at Sheriff Sale.

The ongoing work on The Bluff was discussed. The Manager was authorized to dispose of the brush pile and to distribute the pile of wood chips. Laurie Happ moved that the Board authorize the consultation of Hooper's Nursery towards establishing a list of shrubs or other plants that might be placed on the "nearly bare" portions of this area. Seconded by Ron Trippet and carried.

Ron moved for adjournment at 9:50 pm, seconded by Larry. Carried.

Respectfully submitted

S/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

SPECIAL MEETING

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

June 20, 2013

The Fairway Boulevard Homeowners Association Board of Directors met on this date at Unit 134 at 4:30 pm. President Wally Walbruch called the meeting to order.

Those present were President Walbruch, Vice President Larry McRae, Ron Trippet, Secretary Dorothy Redinger and Board members Laurie Happ and Dick Wilson. Curtis Peterson was absent. Also in attendance was Colleen Donohue, Attorney for the Association.

The President reviewed Mr. Snyder's letter of May 24, 2013 (copy attached). During the ensuing discussion Ms. Donohue offered the opinion that Mr. Snyder is in a "weak" position on this matter. Several possible solutions were discussed.

Ron Trippet moved that the Association allow Mr. Snyder to construct a fence at units 141 and 142 that enclose the east side of his paved areas, consistent with neighboring fences, and, such fence is to be recommended for approval by our Architectural Standards Committee prior to construction. Seconded by Dorothy. Motion carried.

Ms. Donohue then suggested that the discussions at this meeting be retained only among the Board, that she would write a letter to Mr. Snyder's Attorney requesting a meeting to be attended by herself, Board representation, Mr. Snyder and his Attorney. The reason for the meeting is to discuss and negotiate possible solutions to Mr. Snyder's complaints prior to going to litigation. Ms. Donohue also suggested that the BOD establish a reasonable financial ceiling for negotiations in order for her to determine when we must focus on litigation rather than negotiations.

The group then went to the areas under discussion and inspected where the proposed fence might be constructed.

The meeting then closed at 6:00 pm.

Respectfully submitted.

s/Dorothy A. Redinger
Dorothy A. Redinger, Secretary

SPECIAL MEETING

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

August 22, 2013

The Fairway Boulevard Homeowners Association Board of Directors met on this date at Unit 106 at 7:00 PM. President Wally Walbruch called the meeting to order.

Those present were President Walbruch, Vice President Larry McRae, Secretary Dorothy Redinger and Board members: Curtis Peterson, Ron Trippet and Dick Wilson. Laurie Happ was absent. Also in attendance was Association member Bob Redinger.

The President reviewed the Mr. Snyder #141 & #142, Mr. Lantz #139, Mrs. Nelson #143 and Ms. Stevens #144 letter and attachments of August 5, 2013. Our legal representative will be notified of the outcome of this meeting with the intent to respond to all the parties. A review of the outcome of the July 7, 2013 meeting that was held between Mr. Snyder and his legal representative with Colleen Donohoe, our Association representative, along with Wally Walbruch, Larry McRae, and Laurie Happ present.

In response to the outcome of the July 7, 2013 meeting and after the receipt of the proposed Mild Fence Company fence plan, Ron Trippet moved that the Association allow Mr. Snyder to construct at his expense, a 6 foot cedar fence, 1 x 6 on both sides with a 2 x 6 cap at unit 141 that encloses only the south, east and north side of his paved area consistent with neighboring fences, attached to his structure on the north side and painted to match his unit color scheme. This structure will be for privacy, noise abatement and for the quiet enjoyment of his property. This motion was seconded by Curtis Peterson. Extensive discussion was held. The motion carried with one opposed.

Wally will request that Ms. Donohoe draft a letter to include a release of future action if accepted to Mr. Snyder # 141 & #142 and copy Mr. Lantz #139, Mrs. Nelson #143 and Ms. Stevens #144.

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

September 12, 2013

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, Dick Wilson, Dorothy Redinger, Larry McRae, Laurie Happ, and Ron Trippet. Also present was David Roberts, Business Manager and Bob Redinger (106) Director Curtis Peterson was absent.

The minutes of the Board meeting of July 18, 2013 and the Special Board Meeting of August 22, 2013 were approved as circulated.

The Manager presented the Financial Report through August 31, 2013. After brief discussion Larry McRae moved for acceptance, seconded by Dick Wilson. Carried. An item of \$9,712.45 has been present on our books but not listed on the Balance Sheet or Profit/Loss statement. This amount accumulated through the non-payment of monthly homeowner dues from unit 123, the ownership of which has recently been taken over by the lender. It is no longer collectible, ever. Larry moved that the sum of \$9,712.45 be removed from Accounts Receivable as a recognized loss. Seconded by Dick. Carried

The Manager then reviewed upcoming Capital Projects. Repair of parking areas will commence on October 7. He will notify all members at least one week prior Touch-up painting will begin during the week of September 16.

Dick Wilson reported for the Bluff Committee. A meeting was held the first week of September and a plan was developed whereby Hooper's Nursery will be used as a consultant to provide advice on planting and pruning on The Bluff. A report will be presented at a future date. "Maintenance of Bluff integrity" is the aim of this Committee.

During the recent "walkabout" it was learned that the street lights for units 173-174 are not controlled by a light sensing device, the only ones on The Boulevard not so controlled. Larry moved that the Manager be authorized to have sensors installed, seconded by Ron Trippet. Carried. It was also announced that the sensors for lights on units 169-170 were faulty and repairs have been made.

Wally Walbruch reported on the on-going campaign to remove voles from our property. The work in progress is working, but will require additional time.

A recent windstorm broke the tree between units 130 and 131. The tree has been removed, the fence is being repaired and the residents of the two units wish a replacement (deciduous) tree be planted. Ron moved that we authorize such. Seconded by Laurie. Carried.

The matter of recent thefts from a parked vehicle and also of garden art objects was discussed. Larry presented research he has done on the subject, including a short presentation and quote by Grizzly Security. It was decided to temporarily table the matter and continue to investigate possible safeguards such as improved lighting, security cameras, and etc.

With the approach of the winter season it was announced that snow plowing will continue as has been done the last several years.

The next Board meeting will be November 14, 2013.

Ron Trippet moved for adjournment at 8:30 pm. Seconded by Dorothy. Carried

Respectfully submitted

S/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING
of the

Fairway Boulevard Townhouse
Homeowners Association
Board of Directors

November, 14, 2013

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, Curtis Peterson, Dick Wilson, Dorothy Redinger, Laurie Happ, Ron Trippet and Larry McRae on conference call. Also present was David Roberts, Business Manager and Bob Redinger (106).

The minutes of the Board meeting of September 12, 2013 as circulated was approved after motion by Ron Trippet, seconded by Laurie Happ.

The Manager presented the Financial Report through October 31, 2013. After brief discussion the report was approved by majority vote.

The President reported on discussions of the bluff area conducted with AAA Lawn Care and provided photographs of areas on the bluff taken in October, 2012 and October 2013. The result of the TLC provided over this past growing season is that the bluff area is now free of Canadian Thistle and most other noxious weeds. As well, with the reduced water application, the edges of the lawn areas have firmed up and are no longer soggy. The President requested the Board's thoughts on reducing the extent of mowed grass over the edge of the bluff, in an effort to provide even greater stability. It was generally agreed that AAA should proceed upon a program of reducing the mowed grass per their suggestions.

Dick Wilson reported on a meeting with Dave Connor of Columbia Nursery in which they reviewed the complete bluff area with respect to the presence of desirable plants for slope stability, reduced fuel availability and also maintaining and improving the general looks of the bluff. Dick pointed out that while the previous discussion (at this meeting) pertained to immediate activity on the bluff, the reason for Mr. Connor's visit is to provide for the long term plan for the bluff. Dick added that a commentary and plan can be provided for a minimal consulting fee. He then moved, seconded by Laurie Happ, that we authorize a consulting fee of up to \$500. The motion was carried.

Ron Trippet distributed a small brochure that had been developed as the result of various questions that have been presented by owners or residents that deal with our Covenants and other operating procedures. He asked Board members to review the booklet and to e-

mail him with comments, questions and/or additional items that might be included in the final version.

The presence of a deceased White Tail deer on the northeast area of our property was brought up, with the question as to how to dispose of the carcass since the Montana Fish and Game, and City of Kalispell were not interested in dealing with it... Ron Trippet offered to take care of the matter.

The issue of pets running loose or not on a leash was again brought up. It was decided that our policy and procedure pertaining to pets and leashes should definitely be added to the brochure, and, if specific instances are reported to the Manager, he will either call the policy to the attention of the people in question, or, will issue formal notices.

Another issue, that of solicitors at our street-side doors was brought up. It was decided to have the Manager obtain a sign for eventual placement in an unobtrusive spot near the entrance off Whitefish Stage that will duplicate the sign that was at our original entrance, that stated the Boulevard was for Residents and Guests only, no solicitors!

Curtis moved for adjournment at 9:00 pm. Seconded by Laurie. Carried

Respectfully submitted

S/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary