

**Fairway Boulevard Townhouses**

**Homeowners Association**

**2014**

**Board of Directors Meeting Minutes**

**&**

**Annual Meeting Minutes**

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

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January 9, 2014

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, Laurie Happ, Ron Trippet and Larry McRae. Also present was David Roberts, Business Manager.

The minutes of the Board meeting of November 14, 2013 as circulated was approved after motion by Ron Trippet, seconded by Dick Wilson.

The Manager presented the Financial Report through December 31, 2013. He also announced receipt of a check in the amount of \$2,427.12 from "The Friends of Fairway", a now defunct group of present and former members of our Association. The funds are to be used for the upgrade of our Association Security systems. David then presented a brief overview of 2013 financial activities and a proposed operating budget for 2014 and capital projects for the new year. After discussion the report was approved by majority vote.

Laurie Happ reported on the activities of The Bluff committee. Columbia Nursery has been retained as consultant and designer for the project of fire safety and stabilization of the Bluff and its resident vegetation. The area has been divided into several zones and then prioritized as to the zone(s) with immediate need for attention. A three to five year program for completion of this project will be developed. The possibility of members wishing to plant in the common areas was discussed. After considerable discussion it was decided that such requests would be reviewed by the General Maintenance/Lawncare committee, who will then make a recommendation to The Board. The Board of Directors will retain final decision authority in this matter.

Larry McRae reported on the Security System. Apparently the camera now installed will successfully record traffic entering and leaving our street, but it has great difficulty in recording license plate figures clearly. The funds received by The Manager (from Friends of Fairway) have been designated by the donors as to be used for an additional camera that will record license plates data along with the current system capabilities. The recording device for this system is currently located in unit 134, The owners of this unit feel that they are not willing to assume responsibility for the use of our Security System if it might be used for anything beyond monitoring entry and exit of Boulevard traffic. To address this problem, he asked that the Board consider adoption of a "Security Camera

Policy” which will provide a procedure for anyone to follow that might wish to review entry and exit traffic. After discussion the board unanimously approved the Security Camera Policy, attached hereto. The Board will retain final decision authority in this matter.

A letter has been received from the owner of unit 142, in which he expresses discontent with the recent approval for construction of a fence to the east of his unit and also with some of the painting on our buildings. After discussion it was decided that the letter will be forwarded to our attorney and tabled.

Several contractors who provide services on The Boulevard during dark time hours have commented on the lack of lighting on the street on the north side of the loop and in the southeast side of the loop. Ron Trippet has agreed to approach the City of Kalispell and Flathead Electric Coop about the need for lighting for safety purposes in these areas, and about the possibility of obtaining grant monies to help defray possible installation costs. Additionally, if we are going to fly our flag full time, it should also be lighted during the dark. If additional power lines are installed, the flag should be accommodated at the same time.

At the last Board meeting, a suggested list of “Frequently Asked Questions” (about Boulevard issues) was circulated for comment. Ron will compile the comments received and make up another set of FAQ’s for discussion.

The next Board meeting will be March 6, at 7:00 pm in this same location.

Ron moved for adjournment at 9:23 pm. Seconded by Laurie. Carried

Respectfully submitted

*S/Dorothy A. Redinger, Secretary*

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING  
of the

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Homeowners Association  
Board of Directors

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March 6, 2014

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

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

The minutes of the Board meeting of January 9, 2014 as circulated was approved after motion by Curtis, seconded by Ron. Carried

The Manager presented the Financial Report through February, 2014. After a brief discussion, Larry requested that funds beyond \$12,000 be moved to the Whitefish Credit Union account. The report was moved for acceptance by Laurie, seconded by Ron and carried.

Ron Trippet reported on the auxiliary lighting project where estimates of the cost of installation are being prepared and prospective locations for additional light posts are being considered.

Laurie Happ reported on the activities of The Bluff committee where they have decided to proceed with the plantings in area 6 adjacent to units 189-191. This will begin as soon as proper planting weather arrives. The estimated cost is in the neighborhood of \$2,700. Ron moved that we make \$3,000 available for this phase of the project. Seconded by Dorothy and unanimously passed.

Wally reported that the Security System is operating well with the additional camera installed, paid for and operating full time.

Ron Trippet reported that an updated version of the Frequently Asked Questions concerning the Boulevard will be passed out at the Annual meeting in May.

It was suggested that the board consider addition to the existing sprinkler system so that the dry area inside "the loop" will be made green, for the benefit of all of our area. Dorothy moved that we obtain cost estimates for the additional to the sprinkler system. Seconded by Ron and carried.

Ron reported that the roof leak problem in unit 192 was in fact the result of a mis-aligned portion of the furnace exhaust system. The mis-alignment has been corrected and the repair to the damaged ceiling and wall inside the unit is in process.

Wally made a short presentation concerning the City of Kalispell, Buffalo Hill Golf Course, the four adjoining subdivisions, and river erosion. The potential for erosion of our property values is of concern. It was decided to meet prior to our next Board meeting, with other subdivision HOA Board members for informational purposes. More on this at the next meeting.

Plans for our Annual Meeting in May were discussed, along with the need for the appointment of a Nominating Committee, since two of our Board positions will be up for election.

The next Board meeting will be May 15, 2014, at 7:00 pm in this same location.

The Association Annual Meeting is scheduled for May 22, 2014.

Ron moved for adjournment at 8:30 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

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May 22, 2014

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 7:30 pm. He asked for confirmation of the presence of a quorum of homeowners. The Secretary confirmed that 58 homeowners were either present or had signed proxy statements, constituting a quorum.

The President introduced the Board and thanked them for their service to the Association. Those present were President Walbruch, Vice President Larry McRae, Treasurer Ron Trippet, Secretary Dorothy Redinger and Laurie Happ. Directors Dick Wilson and Curtis Peterson were absent and excused. The President then welcomed the members present and introduced the two new homeowners to those present.

The minutes for the annual meeting of May 23, 2013 were read and approved as read.

Ron Trippet introduced Chief Dedman of the Kalispell Fire Department, who spoke to those present about safety in their homes and fire safety in their day-to-day lives. His remarks were timely and well received. He left a number of informational brochures for the additional information of those present.

Wally announced that it was unfortunate that Director Curtis Peterson was not feeling well and was unable to attend this meeting. Curtis has made the decision to retire from Association Directorship, after more than 20 years of participation. In recognition of this long term, dedicated volunteer service to our Association, we have obtained and intend to present to him the first of what is entitled the FBHOA Golden Spigot Award. The message on this award is "Presented to Curtis Peterson in recognition of his many years of service to the FBHOA, for the dirtiest hands and the warmest heart". The award and a gift certificate from the Buffalo Hill golf Course will be delivered to Curtis in the near future.

The annual financial report was presented and discussed by David Roberts. After brief discussion Martha Grande moved for acceptance of the report. Seconded by Barbara Gould. Carried.

The President then presented the "State of the Boulevard" report in which he reviewed the many capital expenditures/improvements over the last 12 months. With reference to expected such activities in the coming year he asked Laurie Happ to describe the Slope

Stability Activities which is being managed by the General Maintenance/Lawn Care Committee. Laurie emphasized that we now have a planting plan developed by our paid consultant from Columbia Nursery. It is mandatory that any plantings to be made in the Common Areas adhere to this plan. Wally asked Ron Trippet to describe the activities expected in the improvement of street lighting on the boulevard. Ron utilized the overhead photos of our area to identify the several areas where additional street lights are expected to be installed. Ron also, in Curtis Peterson's absence, announced that we are in the planning stage of proposing to install additional sprinkling lines in "The Island" (center portion of the loop) so that all grassy areas of our boulevard will be green during the growing season. Larry McRae announced that repairs of the street gutter/storm drainage curbing is expected to begin as early as next week. Affected addresses will be notified so they can plan to park their vehicles in the parking lots while repairs are under way. And lastly, under expected future capital improvement projects, our Business Manager announced that the units for repainting this year are expected to be 160/162, 187/190 and 191/194. The units to be reroofed are 146/148 and 149/151. Also, that there will be seasonal repairs and touch-up painting performed as required.

The election of two Directors was announced by Vice President Larry McRae. Randy Johnson (184) has indicated a desire to serve and Wally Walbruch has agreed to again serve. Larry twice asked for additional nominations, which were not responded to. Bob Redinger moved that the Secretary be instructed to cast a unanimous ballot for the Randy Johnson and Wally Walbruch for three year terms as Directors. This was seconded by Paul Wachholz. Carried.

The floor was then opened for questions or comments from those in attendance. Items presented were addressed by Directors or others concerned with the activity.

Fran Keiser (128) moved for adjournment at 9:15 pm. Seconded and carried.

Respectfully submitted.

*s/Dorothy A. Redinger*  
Dorothy A. Redinger  
Secretary

MINUTES OF THE MEETING  
of the

Fairway Boulevard Townhouse  
Homeowners Association  
Board of Directors

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May 22, 2014

The Fairway Boulevard Townhouse Association Board of Directors met at 9:20 pm in the multi-purpose room of Edgerton School.

Directors present were Wally Walbruch, President, and presiding, Dorothy Redinger, Larry McRae, Laurie Happ, newly elected Director Randy Johnson and Ron Trippet. Dick Wilson was absent and excused. Also present was David Roberts, Business Manager and Bob Redinger (106)

Wally welcomed Randy Johnson to The Board and announced that this meeting is specifically to elect officers for the coming year.

Wally announced that the offices of President, Vice-President and Secretary were to be filled at this meeting. Dorothy moved that Wally be elected as President, Larry be elected as Vice-President. Ron added Dorothy to be elected Secretary. Seconded by Laurie. Carried.

Wally agreed to compose a letter to Buffalo Hill golf Course concerning the recommendations of the Kalispell Fire Department concerning the reduction of fuels in the areas adjacent to building 195/199, which will be presented to their Operations Manager at an informational meeting to be scheduled in the near future.

This meeting was adjourned by mutual agreement at 9:30 pm.

Respectfully submitted

*S/Dorothy A. Redinger, Secretary*

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING  
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July 16, 2014

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

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

Larry Mc Rae moved that the minutes of the Board meetings of May 15 and 22, 2014 be accepted as published. Seconded by Laurie Happ. Carried.

The Business Manager presented the financial report for year to date. After a brief discussion Ron Trippet moved for acceptance, seconded by Dorothy.

OLD BUSINESS: \*Capital Projects. In addition to the repairs identified during the "Walkabout" David Roberts announced that this year's roofing of units 146-148 and 149-151 will begin on July 24. He will see to alerting of members those units. Annual painting will be at a later date. Touch-up painting will be performed later in the summer/fall.

\*Unit 122 update. The owner is making up a plan for review.

\*Repair/replacement of failed brickwork. The needs are being assessed by the brick mason and our Property Manager.

\*Laurie and Randy reported on the meeting with Buffalo Hill Board. They are supportive of our needs and will take care of the vegetation problem adjacent to unit 199 as time allows. They are supportive of our needs and will welcome our support as well.

\*Several Board members attended the city of Kalispell meeting that explained the proposed expansion of the city's street lighting program. It appears that the city will ultimately do this lighting project. We must be prepared to obtain our share of the new lights. The first step is to accumulate data listing our expenditures for repair, maintenance and electricity of our street lights and present same to the city in a letter to be drafted by our Board President. Dick Wilson so moved, seconded by Randy. Carried.

\*The matter of siding replacement was tabled by motion.

NEW BUSINESS: \*The Landscape and General Maintenance Committee toured the facility and has reported by memo their estimation of the landscaping needs. The maple tree adjacent to unit 143 was added to their recommendations. The report has been placed in the hands of our property manager for review.

\*The Association relationship with Alpine Sprinkler and Landscape and Alpine's suggestions for sprinkler system upgrade was discussed. It was decided to obtain additional sprinkler firm's recommendations for upgrades. Dick Wilson moved that we allow AAA Lawncare to be responsible for the management of our irrigation and sprinkler systems Seconded by Dorothy. Carried with one vote in opposition.

\*AAA Lawncare will contact the vole eradicators and see to successful elimination of the problem.

\*The Board reviewed a proposal to repair the tennis courts. Ron Trippet moved to accept the bid and have the work performed. Seconded by Dick Wilson, Carried.

\*The President reviewed the bids from three asphalt paving and coating firms regarding owner responsible replacement and coating of driveways. These will be presented to the owners that have indicated they are interested.

\*After requests from several owners, it was decided to obtain a United States flag system for the front entrance. Wally will see to it.

\*A board meeting schedule for 2015 was developed that generally sees the Board meeting taking place every other month on the 3<sup>rd</sup> Thursday. November and January are exceptions. The actual dates selected are Jan. 8, March 19, May 14 (Annual Meeting to be May 21), July 16, Sept 18, and November 13.

\*A letter has been received from the owners of unit 196 which outlines several problem areas on the bluff. Larry McRae moved that we employ TD&H Engineering to conduct a topographical survey of the bluff. Seconded by Dorothy. Carried with one vote in opposition. In addition it was decided that the President will respond with a survey of the history of actions taken to date in relation to our concern for the welfare of the bluff.

Dorothy moved for adjournment at 9:45 pm. Seconded by Laurie. Carried

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING  
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September 18, 2014

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

Directors present were Wally Walbruch, President, and presiding, Dorothy Redinger, Laurie Happ, Dick Wilson, Randy Johnson and Ron Trippet (on conference call). Larry Mc Rae was noted as excused. Also present was David Roberts, Business Manager and Bob Redinger (106).

Randy Johnson moved that the minutes of the Board meetings of July 16, 2014 be accepted as corrected. Seconded by Ron Trippet. Carried.

The Business Manager presented the financial report for year to date. After a brief discussion Ron Trippet moved for acceptance, seconded by Dick Wilson.

OLD BUSINESS:

- Laurie presented the committee's assessment of the soil cracking that has occurred on The Bluff. After discussion it was decided to watch the area carefully and take action in the spring, if necessary. She also reported that the plantings made last April are doing very well and that the next area to be planted will be at #6.
- Wally reported on the two Kalispell city council meetings that he and Larry attended concerning the proposed street lighting district. It appears that despite the feelings of our Association and also those of other areas that have their own private street lighting systems, we will be included in the proposed district, but, we will be taxed at only about 50% of the full levy, whatever it might turn out to be.

NEW BUSINESS:

- Wally reviewed the proposal for the American flag installation at our entrance. The cost is expected to be about \$100.
- The matter of circulation of Board meeting minutes was discussed. Dick Wilson moved that David Roberts will place 25 printed copies of the draft minutes in the receptacles at the mail boxes, and, that Wally will e-mail the draft minutes to our members that use e-mail. Seconded by Laurie and carried.

- The signed Waiver of Financial Responsibility for the deck replacement and power canopy for unit 197 was delivered to the Secretary for inclusion with our records.
- The next meeting was announced for November 13, 2014.

Dorothy moved for adjournment at 8:45 pm. Seconded by Laurie. Carried

Respectfully submitted

*S/Dorothy A. Redinger*

Dorothy A. Redinger, Secretary

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

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November 13, 2014

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

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

Ron Trippet moved for acceptance of the minutes of the Board meeting of September 18, 2014. Seconded by Dick Wilson. Carried.

David Roberts presented the Financial Report for the year through October 31. Ron moved for acceptance of the Financials, seconded by Laurie Happ. Carried.

David then reviewed the proposed operating budget that he prepared for the year 2015. After brief discussion Dorothy Redinger moved for acceptance of the budget. Ron Trippet seconded. Carried.

Laurie Happ presented a short report on the progress of Phase I of the T D & H Engineering proposal for monitoring of The Bluff... T D & H has been on The Bluff several days, establishing numerous reference points that will be used in future surveys to verify the stability of the property.

The Board discussed the ruptured gas line at unit 195 that occurred when a laborer was using a back hoe to remove material, when he should have been using a hand shovel! The Gas Company then had difficulty in locating the proper shut-off valve for the broken gas line. As a result of this discussion, it was requested that the Board President contact the gas company and request that they identify the correct shut-off valve locations that provide our property with safety in the event of other such accidents.

Note was made of the new United States flag display at our entrance, used on national holidays.

Signed Waiver papers for the proposed work on unit 122 were presented to the secretary for permanent file. In relation to this, the Board instructed the Archetectual Standards Committee that should windows on north side units be proposed for replacement, that such windows should be made of materials that "resemble the neighborhood and that avoid contrast". The problem is that many of these window installations were originally

made with wood sash units, which have, over the years, deteriorated and now must be replaced. Today's materials are more efficient, with many more color and material options, and are engineered to last over a longer period of time.

The problem of siding replacement on north side units was briefly discussed. This will be a discussion point for our January, 2015 Board Meeting. Board members are encouraged to be prepared to discuss this in depth.

The next Board meeting will be on January 8, 2015.

Ron moved for adjournment at 8:45 pm. Seconded by Laurie. Carried

Respectfully submitted

*S/Dorothy A. Redinger*

Dorothy A. Redinger, Secretary