

Fairway Boulevard Townhouses

Homeowners Association

2015

Board of Directors Meeting Minutes

&

Annual Meeting Minutes

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MINUTES OF THE MEETING of the

Fairway Boulevard Townhouse Homeowners Association Board of Directors

January 8, 2015

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 Larry McRae on conference call. Also present was David Roberts, Business Manager.

Randy Johnson moved for acceptance of the minutes of the Board meeting of November 13, 2014. Seconded by Laurie Happ. Carried.

David Roberts presented the 2014 financial report. After a brief discussion Laurie Happ moved for acceptance. Dick Wilson seconded. Carried.\.

Laurie and Dick presented the plan for the next planting and other activities in relation to the stabilization of the bluff. One suggestion is to bring in five to six feet (towards the buildings) the edge of the grass area along the full length of the bluff, and plant low growth shrubs so as to assist stabilization. It is felt this will also assist in preventing further deterioration of the edge. The matter was tabled until the spring so as to be able to properly fund for associated costs.

Wally announced that Tom Moody of Northwest Energy will be the featured speaker at our next annual meeting. He has promised to discuss the recent gas line rupture and other associated matters.

Wally reported on the impact of the City of Kalispell's recently enacted Light Maintenance District. This District was enacted over our and several other subdivisions objections. The financial impact for us is expected to be a \$6 to \$8 increase in our tax assessment, per unit.

Since we are nearing the completion of re-roofing and the painting is almost up to date, the Board decided that they must establish a plan for re-siding of the north side units. Several local contracting and engineering firms will be contacted to advise us of the type(s) of siding they would suggest for our use.

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Recent heavy snowfall was discussed as well as resulting leaking into our buildings. All owners are encouraged to watch for inside the building leaks. Removal of snow from roofs is the owner's responsibility.

The matter of cars parked in the common area parking lots and that are now "snowed in" was brought up. Some of the parking areas are now unusable because of almost permanent parking by some cars and trucks. Sometimes our visitors do not have parking space available.

Association insurance policy is now placed with Shaine Reece Insurance since our former agent has left the company.

The next Board meeting will be on March 19, 2015.

Dorothy Redinger 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
Homeowners Association
Board of Directors

March 19, 2015

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, Dick Wilson (teleconference), Randy Johnson, and Ron Trippet. Also present was David Roberts, Business Manager and Bob Redinger (106).

Ron Trippet moved for acceptance of the minutes of the Board meeting of January 8, 2015. Seconded by Dick Wilson. Carried.

David Roberts presented the January/February and year to date financial report. David pointed out that we still carry the Anderson debt, which cannot be recovered. Continuing to carry it in our financials falsely skews the totals. Dick Wilson moved that the Anderson debt be written off and removed from our financial statement. Seconded by Ron Trippet. Carried. After a brief discussion Ron Trippet moved for acceptance of the financial report. Dorothy seconded. Carried.

Old Business;

1. Although the Black Magic Lawn Care contract had been approved by electronic ballot, it was felt necessary to have the approval appear in our regular minutes. A copy of the contract is herein attached.
2. Unit 147 experienced a failed valve in the water line which resulted in damage to the unit. The valve was replaced and resulting damage repaired, and the insurance claim has been satisfied.
3. The need for re-siding of the north side buildings was reiterated and briefly discussed... The Business Manager will have information on the re-siding on hand for our next meeting.
4. The sprinkler system upgrades that took place during the 2014 season included the installation of the "Solar-Sync" feature which will take into consideration rainfall, sunshine & etc., but which was not installed at that time. We do wish to have this feature and it will be included in the agenda for our next meeting.

New business:

1. The building painting scheduled for this coming summer was discussed. It is expected that the schedule can be delayed for at least one season, resulting in considerable cost savings. Ron moved that we conduct an examination of the unit(s) on this year's schedule, and, if as expected they remain in good repair that only touch-up painting be done in 2015. Seconded by Dick Wilson. The motion passed.
2. Association parking areas that were replaced in 2013 are due for sealing. Information on sealing these and a hopefully discounted rate for any private drives to be resealed will be ready for the Annual Meeting.
3. The tennis courts were examined when the snow melted and they appear to have weathered the winter quite well. No additional work here is envisioned.
4. Building 109-112 has been reported as needing gutter and brickwork attention. The owners of these four units will be advised that clearing of gutters is an owner responsibility. If the gutters have been damaged, the Association will correct. The brickwork contractor will be contacted for examination of the brickwork and repair or resealing will be done as necessary.
5. The Annual Homeowners Meeting will be May 21, 2015. Preparation for this will continue during the next two months.
6. Lighting at the front entrance was discussed. Ron moved that we install two lamps at the north and south ends of the chain-link fence of the entryway. Seconded by Randy Johnson. Carried
7. The Secretary advised of the need for additional bereavement cards and presented several photos for the Board to select for the front of those cards. Trippet printing will make the cards.

The next Board meeting will be on May 14, 2015.

Dorothy Redinger moved for adjournment at 8:20 pm. Seconded by Randy. Carried

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

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MINUTES OF THE MEETING of the

Fairway Boulevard Townhouse Homeowners Association Board of Directors

May, 14, 2015

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, Dick Wilson (teleconference), Lauri Happ, Larry McRae, Randy Johnson, and Ron Trippet. Also present was David Roberts, Business Manager and Bob Redinger (106).

David Roberts presented the April and year-to-date financial report. After a short discussion concerning the need for the business office to send owner fee statements on the 1st of each month (It was suggested that a trigger date of the 10th or 15th might be more economical in postage fees.) it was moved, seconded and fully approved to accept the submitted financial report.

David reminded the Board that there are roofs on two buildings yet to be updated with 30 year composition shingles. After a brief discussion Dorothy moved that units 142/143 and 144/145 roofs be completed during this summer season. Seconded by Lauri and unanimously approved.

Old Business:

- Laurie will make a Landscape/Bluff report at the annual meeting.
- Our sprinkler systems have been activated. Several inoperable and damaged heads were found and have been repaired or replaced. The Solar Sensors will be installed in the near future.
- The “angel ring” fungus in some parts of our lawns is a very difficult disease to get rid of. Several experimental tests are under way.
- Root Masonry will repair the damaged brickwork on building 109/112 during the fall of this year. The reason for the delay is to try to coordinate the brickwork repair with need for re-siding, which will be surveyed in the near future.

New business:

- It was moved by Ron Trippet and seconded by Lauri Happ to accept the Re-Siding Prioritization Proposal from Architect Mark Johnson. Mr. Johnson will conduct an in-depth survey of all north side buildings and then provide us with a prioritized list of suggested work/re-siding. It is believed that this will give us a

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long term schedule for repair and replacement of the north side buildings. The vote for acceptance was unanimous.

- Several common area parking areas were re-surfaced during the summer of 2013. It is now time to apply sealant to this new asphalt. Ron Trippet moved, seconded by Randy Johnson that a sign-up sheet be provided at the annual meeting whereby members can indicate they wish to have their private drives sealed (at their own expense) at the time the common area parking is sealed. Carried.
- The proposed Annual Meeting Agenda was reviewed. Director positions held by Dick Wilson and Ron Trippet will expire. Both have indicated a willingness to serve another term, if elected. The other items on the proposed agenda were approved.
- The owners of unit 151 have submitted a request for approval of deck replacement with a Trex type material. The Architectural Standards Committee recommends approval. Approved by the Board.
- The owners of unit 122 have commenced with the work previously approved within their courtyard area. During the removal of some of the older materials it was found that the posts supporting the fence had rotted. Ron moved and Dorothy seconded that the Manager be authorized to have the posts replaced and additional skirting be installed as required to make the installation aesthetically pleasing. Carried
- An owner has asked if pest control is an Association or owner responsibility. After discussion it was determined that pest control in common areas, such as the mole problem, is an Association responsibility, while pest control/spraying in personal areas is owner responsibility.

The next Board meeting will be held immediately following the Annual Meeting on May 21, 2015.

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

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

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MINUTES OF THE MEETING of the

Fairway Boulevard Townhouse Homeowners Association

May 21, 2015

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 7:15 pm. He then introduced the members of our Board of Directors.

The President introduced new owners on the Boulevard, namely, the Conrads in 146, The Slobojans in 135, the Beckmans in 141, Suzanne Booker in 159, the Frasers in 120 and the Roches who will soon take possession in 125. He then recognized the three longest term owners, Barbara Gould (116), Catherine Haaven (114) and Jewel Sykes (108).

David Roberts, our business Manager verified that a quorum of owners had been met through attendance and submission of Proxy Vote documents.

Minutes of the Annual Meeting of May 23, 2014 were read and approved unanimously after move by Vicki Walbruch and second by Martha Sherlock.

Tom Moody, local Manager of North West Energy then presented a video depicting the violence of gas explosions and a short video presentation of safety while excavating in the presence of gas mains. Both were explicit and well received.

David Roberts handed out and discussed the Financial Report covering the year 2014, explaining the major expenditures made and also announced the completion of re-roofing and only touch-up painting for this year. It was moved and seconded to accept the report. Passed.

The President then presented the "State of the Boulevard" report in which he reviewed the capital expenditures/improvements made over the last 12 months. He also mentioned the capital work expected to be carried out during the coming summer season.

Director Laurie Happ reviewed the slope stabilization work that has been performed and she also reviewed the plans for this season.

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Director Larry McRae described the preliminary work authorized by the Board of Directors concerning the need for siding replacement on the north side buildings, as well as some expected repairs for courtyard fencing.

Director Ron Trippet described the improvements that have been made and are yet to be made to our sprinkler systems.

Director Randy Johnson described the re-roofing to be completed this summer, the seasonal repairs and touch-up painting to be performed, sealing of common area parking slabs and the re-sealing of brickwork on building 109/112.

The President announced that the Director terms for two positions are open, and that Ron Trippet and Dick Wilson have both agreed to nomination. After the prescribed call for any other nominations, Bob Redinger moved that the call for nominations be closed. Seconded by Paul Walcholz. Carried. Laurie Happ moved the Secretary be instructed to cast a unanimous ballot for the election of Ron Trippet and Dick Wilson to the two Director positions. Seconded by Martha Sherlock. Carried.

Under New Business Cathy Lane (113) requested the Association consider at least one day annually for the conduct of Garage Sales on the Boulevard. After considerable discussion the matter was put to vote where the large majority of owners vetoed the proposition.

Vicki Walbruch reported for the Hospitality Committee. Since the annual picnic did not seem to be a viable activity, the Committee is proposing a pot-luck BBQ to be held possibly over the Labor Day weekend in or adjacent to unit 134 garage spaces (in the case of bad weather). More on this will be announced as the date approaches.

Paul Walcholz spoke to the management and good health of our Association. He pointed out that as a Realtor he has and has had the opportunity to view many Homeowner Associations and he feels that our Association is among the best for financial health and effective leadership...

Laurie Happ moved for adjournment at 8:45 pm. Seconded and carried.

Respectfully submitted.

s/Dorothy A. Redinger

Dorothy A. Redinger

Secretary

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MINUTES OF THE MEETING of the

Fairway Boulevard Townhouse Homeowners Association Board of Directors

May, 21, 2015

The Fairway Boulevard Townhouse Association Board of Directors met at 9:00 pm in the Cafeteria of Edgerton Elementary School for the purpose of electing officers. Present were Wall Walbruch, Larry McRae, Dorothy Redinger, Ron Trippet and Randy Johnson. Also present were David Roberts and Bob Redinger (106).

Ron suggested that if agreeable, all officers be re-elected. Larry asked to be replaced since he spends only one-half year on the Boulevard and feels the presence of a full time vice-President is proper. After a very short discussion, Wally was elected President. Randy Johnson elected Vice-President and Dorothy re-elected Secretary. All votes were unanimous.

The next Board meeting was set for July 9.

The Architect conducting the survey of the north-side buildings has requested a special Board meeting for the purpose of reviewing his preliminary report. Wally announced that he would notify Board members via e-mail and present several alternatives as to date and time.

It was moved for adjournment at 9:15 pm, seconded and carried

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

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

June 4, 2015

The Fairway Boulevard Townhouse Association Board of Directors met at 7:00 pm in the courtyard patio of unit 134. Attending were Wally Walbruch, presiding and host, Larry McRae, Randy Johnson, Dorothy Redinger, Ron Trippet, Dick Wilson (Skype), David Roberts, Mark Johnson, Architect, and Bob Redinger (106). The purpose of this meeting was to review with Mark Johnson, the first draft of the report "Exterior Finish and Exterior Courtyard Wall and Fence Survey and Repair Report" This is the survey that had been authorized at the Board meeting of May 14, 2015.

Mark Johnson then described his methodology and other means of evaluation he employed in assembling the Survey. Several options for future Board action on this matter were discussed. The Board specified several additions and clarifications he might make for the final report, which he expected to issue within the month of June. Mark was complimented for the high quality of the work he has performed in assembling the survey.

The Board agreed to place the final report as a discussion item at the next scheduled Board meeting on July 9, 2015.

David Roberts requested permission for Black Magic Lawn Care to move our mowing day from Thursday to Tuesday, in order to accommodate more efficient movement of equipment for Black Magic. Verbal consent was given by all in attendance, along with several complimentary remarks concerning the Black Magic service to date.

It was moved for adjournment at 8:30 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

July 9, 2015

The Fairway boulevard Townhouse Association board of Directors met at 7:00 pm in the Conference Room of the Wester Mountains Property Management.

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

David Roberts presented the June, 2015 and year-to-date financial report. After a short discussion it was moved, seconded and fully approved to accept the submitted financial report.

The group then discussed in detail, the final issue of the Exterior Finish and Exterior Courtyard Wall and Fence Report. At issue was the direction of future activity in this area, and, the Scope of Services proposal received from our Architect. Ron moved that we table the discussion of Scope of Services until the September board meeting. Seconded by Randy and passed. In the meantime, we will discuss with our Architect the possibility of developing a generic description of materials and repairs that will then apply to all of our buildings rather than just the buildings initially upgraded.

The Board reviewed and discussed the two bids returned for sealing of common area parking and for individual driveways that had been signed up for at the Annual Meeting. Larry moved we accept the bid submitted by JC Sealcoating & Asphalt Maintenance, Inc. Seconded by Dorothy and passed.

The Board then reviewed the Walkabout & Owner Identified Fairway Boulevard Repair & Repaint Request 2015 that had been generated as a result of the June 25 survey. The various items have been divided into 'painting', 'landscape' and 'others'. The Manager will contact the painters and landscape services for completion of the first two items. The "other" items will be addressed by contractors concerned with the specific item.

The Board then discussed the matter of delinquent monthly assessments and the CC&R-specified collection of interest. A statement will be developed which the Manager can then use as the situation requires.

The President introduced the Proposed Association Illumination of Fairway Boulevard & the Electrification of Island, which discussed the proposed street light installation on the

south side of the boulevard between units 162 and 182, plus the possibility of providing electrical lines to the island. The President then introduced the Irrigation Upgrades & New Installation Proposal, which provides for irrigation of the un-watered areas of the island. After considerable discussion Ron moved, seconded by Randy that the proposed controller upgrades be made at units 186, 150 and 147, and, the proposed irrigation electric valves and two timers on the island be installed, and, the Area 1 installation of sprinklers be accomplished in the October/November time period. This motion was approved by the Board.

A brief discussion was held about common area ground cover, the shortage of guest parking in some areas of the complex and the presence of long term parked vehicles in common area parking. No decision was arrived at.

Ron moved for adjournment at 9:30 pm. Seconded by Dorothy. 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

September 17, 2015

The Fairway boulevard Townhouse Association board of Directors met at 7:00 pm in the Conference Room of the Wester Mountains Property Management.

Directors present were Wally Walbruch, President, and presiding, Dorothy Redinger, Dick Wilson, Larry McRae, and Ron Trippet. Also present were David Roberts and Bob Redinger (106).

Minutes of the July 9, 2015 Board meeting were approved as amended. Copy on file.

David Roberts presented the August, 2015 and year-to-date financial report. After a short discussion it was moved, seconded and fully approved to accept the submitted financial report.

A proposal from Architect Mark Johnson, to develop a "Bidding and Construction detail for complete Siding, Window and Courtyard Wall Repair/Replacement", was discussed. This document is intended to serve as a guide for the work to be carried out initially on the 121/124 and eventually for all north-side buildings. Dorothy Redinger moved for acceptance of the proposal, seconded by Ron Trippet. Carried. In relation to this project, a meeting was held on August 20 with most of the owners of units 121/124, at which time they were advised of the survey work done by Mr. Johnson, along with his notes as to the scope of repairs and replacements to be done on that building. Copy of the Executive Meeting notes is attached to our permanent records.

Continuing work on "The Bluff Matrix" project will be reviewed with Ron, Dick Wilson, Randy Johnson, David Roberts and our contractor, Erin Black. It is planned to do planting this fall with shrubs on approximately 100 feet of Section 3. Moved by Ron, seconded by Dick Wilson and carried.

Dick and Ron brought up the possibility of establishing two piles of river rock to be made available to owners for touch-up addition to their ground cover areas. After some discussion, Ron moved to purchase 2 yards of large and 4 yards of small rock to be placed near the "llama fence". Seconded by Dick and carried.

The common area between units 116 and 117 was discussed in great detail. This is the area where a large tree and some ground cover has recently been removed. The area needs to be rehabilitated, to "finish the job". Dick Wilson moved that we clean up the

existing rock and new rock be added as needed. Add several “rock features”, stub off the existing sprinkler heads and eventually (in the spring) re-seed grass as needed. Larry McRae seconded, carried.

Wally presented proposals from units 120, 146 and 148 to perform work pertaining to flower beds, patio and deck replacement. Waiver of Financial Responsibility was signed by all owners and presented to the Secretary for our permanent records. All were approved by The Board upon voting.

November 19 is our next Board meeting.

Wally called for adjournment at 8:45 pm. Seconded by Dorothy. Carried

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

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MINUTES OF THE MEETING of the

Fairway Boulevard Townhouse Homeowners Association Board of Directors

November 19, 2015

The Fairway boulevard Townhouse Association board of Directors met at 7:00 pm in the Conference Room of the Wester Mountains Property Management.

Directors present were Wally Walbruch, President, and presiding, Dorothy Redinger, Dick Wilson, Lauri Happ, Randy Johnson and Ron Trippet. Also present were David Roberts and Bob Redinger (106).

Minutes of the September 17, 2015 Board meeting were approved as published. Copy on file.

David Roberts presented the October, 2015 and year-to-date financial report. After a short discussion it was moved, seconded and fully approved to accept the submitted financial report.

The President presented a preliminary report from Architect Mark Johnson concerning the replacement of building siding. The report suggested the use of one of two types of vertical panel material (on north-side buildings currently sided in vertical materials) that appears to be very much like current siding, in appearance. However, the proposed material is a manufactured board that is expected to have a superior life-time as compared to natural wood.

The report also described the proposed treatment of window and edge trim.

After lengthy discussion Ron Trippet moved that the Board adopt a policy that when a building is resided, siding and all trim will be replaced at Association expense. If, at a later date, owners replace windows or doors, which is an owner responsibility, the trim required for removal during such replacement, must be replaced with new trim pieces and these will be also be at owner expense. Seconded by Dorothy Redinger and unanimously carried.

The establishment of this policy effectively gives owners the opportunity to replace windows and doors at the time of building residing at less expense than should such replacement be done at a later date.

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The Board also selected “LP Smartside Architectural Series Reverse Board and Batten” as the preferred material for the residing of north-side buildings. This material has a “5 year 100% labor and replacement feature and a 50 year Prorated Limited Warranty on the product”

The previously approved light fixtures for the area just south of the tennis courts (along the street) will be installed as soon as possible, weather permitting.

The previously approve architectural stones for the common area between units 116 and 117 have been selected and will be installed shortly.

The Manager presented a suggested Budget for 2016, which was approved unanimously after review.

The next Board meeting will be on January 14, 2016...

Wally called for adjournment at 8:45 pm. Seconded by Dorothy. Carried

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary