

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

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January 13, 2022

The Board of Directors of Fairway Boulevard Homeowners Association met via "Virtual Zoom" due to Covid-19 restrictions at 7:00. 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.

Randy moved and seconded by Gil that the BOD Meeting Minutes of November 18, 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 December 31, 2021. Gil moved, and Jane seconded to accept the financial reports. The motion carried upon vote with Ron abstaining.

**OLD BUSINESS:**

David presented four bids submitted for the 2022 lawn care season. Board members reviewed and discussed each proposal. The four submitted bids were similar in services and charges for the season. Randy moved, and Craig seconded we award the bid to AAA Lawn Care, Jim Theys. The motion carried upon vote. David will follow up by contacting each business and thanking them for submitting a bid.

The Board discussed the next steps on the TD&H Engineering proposal of Fairway Boulevard TOA Slope Study. Late summer of 2021, Alpine Geotechnical completed a comprehensive analysis for the City of Kalispell for the planned Lift Station #9. These results were sent to TD&H and were added to their report. It is believed that part of the problem has occurred from street runoff down the slope through a pipe and pooling at the bottom of the slope. The Board discussed responsibility to our members in continuing the investigation of the slope slippage. It was decided to conduct another analysis from TD&H to have a one-year comparison of findings. Gil moved, seconded by Craig, we will have the slope tested again during the summer of 2022 to compare measurements taken from 2021 findings. The motion passed by a voice vote. Wally will contact TD&H requesting another study.

David reported all fines have been paid concerning dog droppings in the common areas.

A letter was sent to Russ of Rainmaker Irrigation, Inc concerning the whereabouts of maps defining our irrigation system. These were notes in each timer and were only Zone Charts and not necessarily maps of each system and zones. They were all given to Rowland Mowing and replaced last fall except for Timer 121, which will be replaced this spring. We have gone to handheld transmitters. AAA Lawn Care will receive a transmitter to monitor and assist in irrigation problems and will charge FBHOA for this additional work.

The Board discussed the responsibility of moss accumulating on roofs and gutter care. As Ron does his roof inspections, he is willing to remove any minor buildups of moss quickly. The severe buildup will result in the owners being notified by letter of the problem and given a reasonable time to correct the problem. Gutters and spouts not being cleaned will also result in a letter to the homeowner for correction. Gil made a motion to inform the homeowners of moss, gutter, and downspout issues, and if the problems are not corrected in a timely fashion, they will be charged for the service. Ron seconded the motion, and it carried upon vote.

Randy opened a tabled discussion from the November 18, 2021 Board Meeting concerning an increase in monthly dues. The Board discussed the upcoming projects using the Historical Guide as a reference. We have also seen significant increases in lawn care and utilities from the City of Kalispell. A discussion was held on whether we should pro-rate dues amounts based on square footage or the property's value. It was agreed that all Association members need to share the increase equally except for undeveloped lots. Randy made a motion to increase our dues by \$50.00 per month, \$7.50 per month for undeveloped lots beginning April 1, 2022. Gil seconded the action, and it carried upon vote. David will talk to Dawn about sending invoices to members who have paid in advance. Wally will work on a draft letter to FBHOA members explaining this change in dues. The final copy will be mailed to each residence

#### **NEW BUSINESS:**

The Board reviewed the FBHOA Architectural Committee recommendations document for Lift Station #9 building, landscape and grounds. The Architectural Committee kept Article XV of our CCR's in mind while completing the report. The Committee prepared the report with blending this lift station into our community. The report included concerns of noise, smell, and negative impact on property values suggesting property tax relief for homeowners nearby the station. Wally would like more discussion with the City concerning the proposed driveway into the station. We do not feel the off-street roadway is necessary. Randy made a motion, and Gary seconded to send the Architectural Committee document to Colleen Donohoe, Attorney at Law, for her review before sending it to the City of Kalispell. The motion carried upon vote.

Gil reported on our FBHOA Insurance 2022 Policy Synopsis. The policy states the importance of the homeowner's responsibility in the avoidance of claims. FBHOA provides comprehensive coverage, but each homeowner needs individual contents coverage. A motion was made by Gil and seconded by Randy to accept the Policy Synopsis and post it on FBHOA website and send each homeowner a copy.

The next FBHOA-BOD Meeting will be March 10, 2022, at 7:00 pm with no location determined at this time.

There being no additional business, the meeting was adjourned at 9:10 pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary



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

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March 10, 2022

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 6:50 pm. 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.

Ron moved and seconded by Randy that the BOD Meeting Minutes of January 13, 2022, 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 February 28, 2022. Randy moved, and Gary seconded to accept the financial reports. The motion carried upon vote.

**OLD BUSINESS:**

The Architectural Committee identified items not yet finalized by the City in the construction of Lift Station #9. Items addressed included paint color, gutters, deer-resistant shrubbery, irrigation, shingle color, and lighting. The BOD feels the lift station needs to be coherent with CC&Rs of Fairway Boulevard. Wally has responded to the City's request but will follow up with Patrick Jentz P.E., Engineer II.

Ron and David Roberts have contacted someone to assess the gutters and downspouts in Fairway Boulevard. Improper installation of gutters and plugged downspouts appear to be causing damage to roofs and siding. The BOD feels it is the responsibility of the HOA to take care of these issues.

**NEW BUSINESS:**

Wally attended a public meeting with Evergreen Water District concerning the 37% water rate increase justification. Rob Collier, Customer Service for Evergreen Water, will be in touch to answer any questions concerning the rise. The BOD discussed ways to reduce irrigation usage and begin needed conservation measures, specifically during summer. A plan was developed to purchase Hunter Solar Sync Weather Sensors. These would be first installed along the north side of Fairway Boulevard and on the east side of the Boulevard's southern side. Secondly, we would make use of our existing well by installing feed



lines from the well to existing City fed irrigation lines. The well would be used to fully irrigate the island and common areas on the south side of Fairway Boulevard and eventually along the bluff. Lastly, adjust the sprinkler heads to better fit the needs of an area. Ron motioned to buy and install Hunter Solar Sync Weather Sensors; install and connect the short feed lines for the use of the well water, and adjust sprinkler heads. Randy seconded the motion. The motion carried upon vote. Dave requested clear expectations be given and a meeting held with Jim Theys, AAA Lawn Care, as to their responsibilities in adjustments of sprinkling.

The Architectural Committee reviewed preliminary plans for lots #177 & #178. The review will be shared with the builder to ensure compliance with our CC&Rs.

Wally requested Board members send him agenda items for our May 19, 2022 Annual Meeting.

Walkabout; May 3, 2022, 4:30 pm. Meet at Gary's home.  
The next FBHOA-BOD Meeting will be May 12, 2022, at 7:00 pm.  
Annual Meeting; May 19, 2022. Location and time to be determined.

There being no additional business, the meeting was adjourned at 9:20 pm.

Respectfully submitted,

S/ Jane Ann Gronley  
Jane Ann Gronley, Secretary

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

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May 12, 2022

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 7:00 pm. A quorum was present; they included: Wally Walbruch, President and presiding; Gil Conrad, Vice President; Jane Gronley, Secretary; Ron Trippet, Craig Coburn, Randy Johnson, and Property Manager David Roberts. Gary Ruppel was not in attendance. Guests included Elizabeth Dawson, Unit #111, Larry Parsons, and TJ of Professional Paint & Finish.

Randy moved, and Gil seconded that the BOD Meeting Minutes of March 10, 2022, be accepted as published. During the discussion, it was agreed to remove the last sentence of the last paragraph under old business. The motion with the recommended change carried upon vote.

The Executive Summary of April 11, 2022, Virtual Meeting with Kalispell Public Works and the Association, was moved by Randy and seconded by Gil to be accepted. 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 20, 2022. Jane moved, and Craig seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

Monthly dues increased effective April 1, 2022, to \$300, an increase of \$50 per month. Most of the FBHOA members successfully incorporated the increase. This increase was necessary to cover increased expenses for lawn and irrigation.

**OLD BUSINESS:**

The Board determined it unwise to allow Kalispell Public Works access to drive heavy equipment at the base of our bluff when demolition of the existing lift station occurs. The City will install grass pavers rather than asphalt for the driveway to access the new Lift Station #9.

Wally discussed with Russ Pyles of Rainmaker the plans for converting our island irrigation system from Evergreen water to our well. Russ will coordinate with the City on the installation of one inch irrigation lines from our well to existing irrigation lines coming up from the bluff. Russ is installing Hunter Solar Sync Weather Sensors on the north and southeast side of the Boulevard and adjusting sprinkler heads for more efficient water application.

Wally prepared and presented for the May 19, 2022, Annual Meeting, the "State of the Boulevard". Wally welcomed additional suggestions.

Gill shared the comprehensive 2022 Unit Repair/ Landscape Upgrade list from our May 3 WalkA-bout. Due to the lengthy list, the projects will be prioritized.

**NEW BUSINESS:**

Wally, David, and Ron met with Elizabeth Dawson, Unit #111, Larry Parsons, and a contractor on April 25, 2022, concerning water damage to Unit #111. Elizabeth, Larry Parsons, and the contractor were present at our meeting to discuss the damage and compensation. After a lengthy discussion, the Board decided to reimburse the estimated cost of repairs to the Northwest side wall studs out. Randy made a motion and was seconded by Gil to issue a check for \$2,000. Wally and David will prepare a letter and enclose the check. Ron abstained from voting.

A Waiver of Financial Responsibility was presented and approved for Ann Knapp, Unit #116, to install an external heat pump.

Wally prepared and presented the first draft of an updated Animal Policy. Under this new policy, homeowners will be charged for damage caused by their pets to common area property. Other more severe infractions need to be referred to the police. The Board will further discuss and modify as needed.

The FBHOA meeting schedule for 2022-2023 is as follows;

July 14, 2022  
September 15, 2022  
November 17, 2022  
January 12, 2023  
March 9, 2023  
May 11, 2023  
May 18, 2023, Annual Meeting

Annual Meeting; May 19, 2022, 7:00pm, Edgerton School.

The next FBHOA Board Meeting will be July 14, 2022, at 7:00 pm.

There being no additional business, the meeting was adjourned at 9:30 pm.

Respectfully submitted,

S/ Jane Ann Gronley  
Jane Ann Gronley, Secretary



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

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May 19, 2022

Fairway Boulevard Homeowners Association met on this date in the cafeteria of Edgerton School. President Wally Walbruch called the meeting to order at 7:00pm. He introduced the members of our Board of Directors and our Property Manager and expressed his thanks for their service to our community. Larry McRae led us in the Pledge of Allegiance. It was confirmed by the Business Manager that a quorum of owners was in attendance.

It was moved by Gil Conrad and seconded by Paul Wachholtz the minutes of the May 20, 2021 Annual Meeting be accepted as published. The motion carried upon vote.

The Annual Financial Report was presented. Wally will prepare and send out the missing years (2019 & 2020) of balance sheets to members. Dick Wilson made a motion and Randy Johnson seconded to accept the Financial Report. The motion carried upon vote.

A motion to accept the Ballot by Acclamation was made by Sandy Johnson and seconded by Larry McRae. The motion carried upon vote.

The State of the Boulevard was presented by Wally. The Board is asking members to give strategies for funding upcoming projects. Costs have gone up considerably and we want to continue quality management of our community.

President Walbruch welcomed new residents to Fairway Boulevard and asked those present to introduce themselves.

New Residents include:

Melissa Gil & Shawn Stilphen (#115)  
Debbie & Jeff Chuang (#127)  
Roxanne Olson (#129)  
Edward & Marilyn Theis (#138)  
Nancy Gilliland (#141)  
Gloria & Sandy Johnson (#142)  
Della Van Aken (#145)  
Dick & Dody Sheremeta (#157)  
Debra & Francine O'Boyle (#161)

Cindi Westbrook (#174)

Roger & Sherri Porch & Ryan & Courtney Thiel (#177 & #178)

Lynn Stevens & David Marney (#185)

Kjell Peterson, #112 and Elizabeth Dawson #111 thanked the Board for their hard work and time.

There being no additional business, the meeting was adjourned at 9:00pm.

Respectfully submitted

S/Jane Ann Gronley

Jane Ann Gronley, Secretary

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

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May 19, 2022

The Board of Directors of Fairway Boulevard Homeowners Association met immediately following the May 19, 2022, Annual Meeting to establish a Board of Directors. Present were Wally Walbruch, President, Gil Conrad, Vice President, Jane Gronley, Secretary, Ron Trippet, Craig Coburn, Randy Johnson and Property Manager, David Roberts. Gary Ruppel was not in attendance. Wally will be retiring from the Board at our Annual Meeting, May 2023. Discussion followed concerning the structure and transition of our Board. Gil Conrad and Ron Trippet agreed to share the President position. Randy made a motion and Jane seconded for Gil Conrad and Ron Trippet Co-President for the 2022~2023 term. The motion carried upon vote. Ron made a motion and Jane seconded Craig Coburn as Vice President. The motion carried upon vote. Wally guarantees a smooth transition for the positions. Randy Johnson nominated and Craig Coburn seconded Jane Gronley for Secretary. The motion carried upon vote.

There being no additional business, the meeting was adjourned at 9:15pm.

Respectfully submitted

S/Jane Ann Gronley  
Jane Ann Gronley, Secretary



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

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July 14, 2022

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 7:00pm. A quorum was present; they included: Gil Conrad, Co-President, Ron Trippet, Co-President, Jane Gronley, Secretary, Wally Walbruch, Randy Johnson, Gary Ruppel and Property Manager, David Roberts. Craig Coburn was not in attendance.

Randy moved, and Ron seconded that the BOD Meeting Minutes of May 12, 2022, Annual Meeting of May 19, 2022 and BOD Meeting Minutes to Establish a Board of Directors 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, 2022. Wally moved, and Gary seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

**OLD BUSINESS:**

David and Ron reported on the status of the Walkabout Repairs and Touch-ups. Gill reviewed the list of projects with the Board. Painting will take place the end of August. Discussion followed and was determined by the Board when a home sells, the Board will address necessary repairs as outlined in our responsibilities in our CC&Rs.

Wally reported the Proposed Relocation of Sewer Lift Station #9. The City has a contractor to begin the work this summer and finishing next summer.

Data was collected the end of June for the 2022 Bluff Slope Report by TD&H Engineering. We are awaiting the results.

We reviewed our Pet Policy document. Animal Control will only get involved if the animal is running at large or aggressive. They will not get involved with nuisance dogs. Homeowners need to give written complaints to the Board and David so warnings and fines can be put in place. The Board reserves the right to have the owner remove the dog if the problems persist. Jane made a motion and Randy seconded to accept the Pet Policy. The motion carried upon vote.

**NEW BUSINESS:**

Wally updated our 07-2022 Bylaws of Fairway Boulevard Townhouses. Added to our By-Laws under Article VII, Officers and Their Duties the phrase President / Co-President was added. Randy made a motion and Wally seconded the motion to accept the updated bylaws. The motion carried upon vote.

The Board had a lengthy discussion of next steps with possible dues increase. It was noted the \$50 increase per April 1, 2022 has been in balance with our expenses. The Board recognizes upcoming issues with roofs and siding projects. Randy moved and Ron seconded we will consider the \$100 increase during our September 8, 2022 Board Meeting. The motion carried upon vote. Gill will prepare a document explaining the need for an increase to be published in the September Newsletter.

The Board began the process to identify buildings for full residing in 2023/2024. It was determined Units 101-105 and 109-112 are next on the list. A booklet has been prepared for homeowners to prepare them for the construction project and contractors bidding the job. A motion was made by Ron and seconded by Randy to get estimates from building contractors by our September 8, 2022 BOD Meeting.

Gil and Ron reported on the need to remove the dead and dying Arborvitae bushes around Fairway Boulevard. An excavator and trailer will be needed to remove them.

Gill noted his sprinkler along his driveway has still not been fixed. Dave will notify AAA Lawn Care.

It was noted the aphid damage on our Birch and Aspen trees. The trees were sprayed earlier this spring.

The next FBHOA Board Meeting will be September 8, 2022 at 7:00pm.

There being no additional business, the meeting was adjourned at 9:10pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary

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

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September 8, 2022

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 7:00pm. A quorum was present; they included: Gil Conrad, Co-President, Ron Trippet, Co-President, Jane Gronley, Secretary, Wally Walbruch, Randy Johnson, Gary Ruppel, Craig Coburn and Property Manager, David Roberts.

Wally corrected the Minutes of the July 14, 2022 BOD Meeting to state a document would be prepared for the September Newsletter explaining the need for an increase in dues. Ron moved, and Wally seconded the BOD Meeting Minutes of July 14, 2022, 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, 2022. Wally moved, and Gary seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

**OLD BUSINESS:**

David has contacted several contractors asking them to submit bids for upcoming siding projects. Eric LeGassey, 4J Builders has indicated an interest in the projects and will submit an estimate. Wally advised a document be drawn up to present to the homeowners prior to the work. Units #101-#105 and #109-#112 are scheduled for full or partial residing.

The Solar Irrigation system has not arrived.

Gil reviewed the Repair List. Arborvitae shrubs will be removed behind Units #142 & #143. Due to a gas pipeline, they will be cut off just below the surface. Rock will be removed and sod planted. It was determined the homeowners have responsibility to cover the Arborvitae to protect them from deer over winter. David will request an estimate from Bill Quinn for covering the Arborvitae. It was determined if the homeowner puts in a planting on Common Area, they are responsible for the care.

The Board discussed next steps to proceed with the increase in dues. Board Members and David will draft a document to explain upcoming expenses and the need to start collecting for projected projects. Wally moved and Randy seconded to have the dues increase by \$100 starting January 1, 2023. The Motion unanimously passed. This increase will bring our monthly HOA Dues to \$400.



Wally received a report from TD&H on the State of the Bluff. The findings show instability with the bluff. Ron made a motion to go forward with the report proposal and to proceed with Geotech to drill holes to find the depth of instability. Wally seconded and the motion passed unanimously.

**NEW BUSINESS:**

David will talk to Jim Theys, AAA Lawn Care and Russ Pyles, Rainmaker Sprinklers and Landscaping to determine if they are interested in continuing their contracts during the 2023 season. Ron will continue snowplowing duties.

Depending on the concern, homeowners and vendors are encouraged to approach Gil, Ron, David or Dawn.

It was decided by the Board not to advertise business services at this time.

The next FBHOA Board Meeting will be November 10, 2022 at 7:00pm.

There being no additional business, the meeting was adjourned at 9:45pm.

Respectfully submitted,

S/ Jane Ann Gronley  
Jane Ann Gronley, Secretary

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

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November 10, 2022

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 6:50 pm. A quorum was present; they included: Gil Conrad, Co-President; Ron Trippet, Co-President; Jane Gronley, Secretary; Wally Walbruch, Randy Johnson; Gary Ruppel, Craig Coburn, and Property Manager, David Roberts. Virginia Axenfield and Mr. Axenfield, guests.

Ron moved, and Wally seconded the BOD Meeting Minutes of September 8, 2022, 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 October 31, 2022. Wally moved, and Ron seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

Wally shared a January to October 2019 to 2022 FBHOA Sewer & Water Rate Comparison sheet. The data analysis clearly shows the impact of our sewer rate increases (almost doubling) and the water rate reduction due to our initial 2022 irrigation move from city water to well water in the 173 & 174 areas.

### **OLD BUSINESS:**

Arborvitae removal between #142 and #143 and partial removal between #149 and #150 will be next spring. Ron and David will get an estimate for removal.

AAA Lawn Care, Jim Theys, began cleanup on the Boulevard but could not finish due to the snow storm. Ron cleaned up broken limbs immediately following the storm.

Russ Pyles, Rainmaker, will install Hunter Solar Sync Weather Sensors in the spring. Coordination needs to be made between the City of Kalispell drilling for Lift Station #9 and Russ Pyles, Rainmaker, and examine hookups of current irrigation lines that use city water and convert to well water for irrigation. For future reference, Ron will get a bid for burrowing under our street to connect irrigation from our island to properties on the north side of Fairway Boulevard.

We have no update from Santa Properties, LLC, #165 and #166 or LLC Roger & Sherri Porch & Ryan & Courtney Thiel, #177 and #178, for the building.

Dave and Ron went over the repair list. David will ask Dawn to find other gutter contractors. Repair projects are to be continued until completed.

A service charge from Farmer's Insurance was removed.

David suggested the January 2023 dues increase be deposited into our checking at Rocky Mountain Bank. The transaction will be tracked separately on the balance sheet.

Eric LeGassey, 4J Builders submitted the only bid for residing ofits #101 through #105 to date. Mark T Johnson Architect, Ltd submitted two documents for Window Replacement and Design Services, Scope of Services. The documents are designed for ease in viewing by contractors to encourage the bidding process. Homeowners could also view their homes with design options and support transparency. Randy moved, and Ron seconded that Wally goes back to Mark T Johnson to prepare a booklet for homeowners and contractors as he has done in the past. The motion carried upon vote. More discussion followed. Randy made a motion, and Ron seconded that we analyze what we can afford and set up a meeting with Glacier Bank to discuss potential options. The motion carried upon vote. To provide a smoother transition with Glacier Bank, it was recommended that Gil, Ron, Randy and Wally attend this meeting.

The Board discussed the responsibility of bush covering for protection from deer and winter weather. Gil made a motion, and Wally seconded the homeowners are responsible for protecting their bushes. The motion carried upon vote.

#### **NEW BUSINESS:**

David will call Evergreen Disposal to have the extra trash can picked up.

Wally and David will get together to talk about who will administer our website. Ron made a motion, and Gary seconded the motion to continue our website through 2026. The activity carried upon vote. Wally pointed out numerous advantages of continuing the website, especially in archiving FBHOA documents for use by our members.

Party walls maintenance and CC&Rs was tabled until the next meeting.



Better communication with our homeowners was discussed. Opportunities are in place to provide regular information to our members, but residents do not always take advantage of this information.

Mr. Axenfield stated concerns about the impact of inflation. He also feels it's important to explain the financials when we meet in person thoroughly.

The next FBHOA Board Meeting will be January 12, 2023, at 7:00 pm.

There being no additional business, the meeting was adjourned at 9:50 pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary