

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

January 12, 2023

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, Gary Ruppel, Craig Coburn and Property Manager, David Roberts. Absent were Wally Walbruch and Randy Johnson.

Ron moved, and Gary seconded the BOD Meeting Minutes of November 10, 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 December 31, 2022. Jane moved, and Gary seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

OLD BUSINESS:

David will arrange pickup of the extra trash can by Unit 101 common parking area.

Jim Theys, AAA Lawn Care, will address fall cleanup and pruning this spring completing the 2022 contract. Due to weather, the clean up and pruning was unfinished.

Wally will continue as webmaster, newsletter editor, and monitor the Fairway Boulevard HOA directory. Many people view our comprehensive website. GoDaddy billing for the FBHOA Website are as follows; Website and Marketing Standard Renewal; \$575.64 (36 months), fairwayblvd.com; \$39.98 (2 years), fairwayblvd.com Full Domain Privacy and Protection - Renewal, \$19.98 (2 years), Microsoft 365 Email Essentials from GoDaddy Renewal, info@fairwayblvd.com, \$215.64 (36 months). Total \$851.24. Gary made a motion and Ron seconded the motion to pay \$851.24 for our website. The motion carried upon vote.

Gil will email Colleen Donohue, Attorney, for clarification in our CC&R's regarding party walls.

Ron will secure a bid from a contractor to bore under Fairway Boulevard street connecting irrigation from our well to the north side of Fairway Boulevard. Russ

Pyles, Rainmaker Sprinklers & Landscaping, Inc. will be consulted when setting up the irrigation system at our pump.

Gil prepared a document showing different Loan Amounts and Interest Rates between a 4 year loan and 3 year loan to finance residing of Units #101-#105. Discussion followed. Gil proposed pushing back the residing project of Units #101-#105 until 2024. This would give time for our building account to build from the recent increase in dues. We then could increase our effort to address all overdue repairs from the past few years. Craig made a motion to pause the residing of Units #101-#105 until 2024. Gil seconded the motion. The motion was opposed by Ron, Jane and Gary. The motion failed. Ron suggested we look for alternative loan lenders willing to give a competitive interest rate. Discussion followed to have a roofer prepare a schedule of roofing priorities. Some Fairway units had interior broken water lines connected to outside faucets causing flooding, due to subzero freezing. Ron secured fans and dehumidifiers to dry the units and disconnect the pipes. A homeowner can have the faucets disconnected at their expense.

NEW BUSINESS:

Independent contractors hired by home owners must be licensed and insured. The homeowner is responsible for payment.

Jim Theys, AAA Lawn Care, submitted a 2 year contract bid for \$52,500/ year. It was agreed by the board to accept the 2 year contract.

It was decided to use the existing Scope of Service as previously prepared for past projects. A new cover page will be prepared reflecting current year and units for the project.

Dave will request a written estimate from Russ Pyles, Rainmaker Sprinklers & Landscaping, Inc. for normal spring start up and closing down in fall.

David prepared the January 2023 ~ December 2023 Profit & Loss Budget Overview. The board agreed with the proposal.

Craig prepared a document using dictionary definition of types of maintenance, in his opinion. His interpretation and his understanding was what he wants to be used in the future for all maintenance projects when required by our CC&R's sections that he quoted. Craig stated the document is to help understand the difference between maintenance and non-maintenance so not to violate the CC&R's. The document is tabled until our next meeting to give BOD members a chance to read the CC&R's articles that were mentioned in the document.

The next FBHOA Board Meeting will be March 9, 2023 at 7:00pm.

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

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary

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

March 9, 2023

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 6:50pm. A quorum was present; they included: Ron Trippet, President, Jane Gronley, Secretary, VP Craig Coburn, Wally Walbruch, Randy Johnson, and Property Manager David Roberts. Absent was Gary Ruppel. Gil Conrad, Co-President, tendered his resignation from the Board last week for personal reasons.

Craig requested corrections to January 12, 2023, Fairway Boulevard minutes. Randy moved, and Wally seconded the BOD Meeting Minutes of January 12, 2023, to be amended as corrected—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, 2023. Wally moved, and Jane seconded to accept the financial reports—the motion carried upon vote. Ron abstained from voting.

OLD BUSINESS:

Construction of Lift Station #9 will occur April 12, 2023~June 12, 2023. The road will be blocked at the Chuck Siderius residence, Unit #182, and near the Jane Gronley residence, 162. All traffic will exit north. A 40' hole will be drilled, and concrete poured as part of the project. A small lift station house will be erected in conjunction with nearby homes. Ron will attend meetings with the contractor and City for progress updates.

May 12, 2023-June 12, 2023, the old lift station will be dismantled and hauled away. Dump trucks will access the site through the gate by Unit #101. This gate will be off-limits to golf cart traffic during this time. Work schedule will be 7:00am~5:00pm, Monday through Friday.

Discussion of Party Walls and CC&Rs was tabled until July 2023 Board Meeting.

Ron is soliciting bids to drill under Fairway Boulevard Street to provide irrigation along North units.

David will contact someone to cut and remove the Arborvitae bushes behind Units #142~143. Jim Theys, AAA Lawn-Care, will finish the cleanup this spring. He will clean up, prune and haul the debris away, snow and weather permitting.

David will solicit contractor-residing bids for Units #101~105. After the bid has been awarded, the Board will look at the loan amount needed. Due to high-interest rates, private financing is not feasible. The FBHOA will discuss the project with the homeowners. The targeted schedule for residing is August-September 2023.

NEW BUSINESS:

Ron discussed water issues in Units 191, 161, and 141 in late December 2022. Unit 161 had a frozen exterior faucet, flooding the crawl space. Unit 141 water leaked around the chimney. This issue has been tented, and repairs will be made this spring. Unit 191 had an outdoor faucet freeze and break. Ron Trippet and Complete Restoration did the drying and cleanup. A claim for \$13,000 was submitted to Farmers Insurance. The Homeowner paid the deductible with insurance covering most of the rest. Wally made a motion that we pay up to \$1,000 to cover the responsibility of the HOA, it was seconded and approved. David will draft a letter to the Homeowner.

On April 28, 2023, the Board will do its annual Walkabout. We will meet at Unit 162 at 3:00 pm. David will request that Jim Theys, AAA Lawn Care be available to address landscape and irrigation issues.

The next FBHOA Board Meeting is May 11, 2023, at 7:00 pm.

Our Annual Meeting at the Edgerton School is on May 18, 2023, at 7:00 pm. Wally will create the documents for Ron / David to send out.

There being no additional business, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary

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

May 11, 2023

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: Ron Trippet, President, Jane Gronley, Secretary, Wally Walbruch, Randy Johnson and Property Manager, David Roberts. Absent were Craig Coburn, Vice President and Gary Ruppel.

Randy moved, and Wally seconded the BOD Meeting Minutes of March 9, 2023, be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, expenses by vendor summary, and detail for the fiscal year as of April 30, 2023. A review of the documents were conducted by the members present. Jane moved, and Randy seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

OLD BUSINESS:

The Board prepared an agenda for the May 18th, 2023 Annual Meeting. Ron will ask the Supervisor of Razz Construction to give an update on the lift station. David will prepare the agenda with copies available at the meeting.

The Board reviewed three bids submitted for re-roofing Units #138-141. Montana Roofing Solutions was the successful bidder coming in at \$48,603.24 for Owens Corning TruDefinition Duration Shingles, - 50-year material & 15-year labor warranty and flashing replacement of \$4,718.92 for a total \$53,322.16, plus an additional \$2,533 for new fascia for a total of \$55,855.29. Installation of new skylights will be paid for by the homeowners as per our CCR's. Jane made a motion to accept the bid from Montana Roofing Solutions with additional costs for flashing & fascia of \$55,855.29. Randy seconded and the motion carried upon vote.

It was discussed that David should ask Eric LeGassey, 4-J's Builders, to update their bid to reside units #101-105 using clapboard instead of board and batten or a combination of clap board and board and batten. It was determined that this action would require a review by an architect which was rejected in a previous meeting. David will ask Eric for architectural advice to give aesthetic value to the units. Wally moved we fund residing of units #101-105 up to and not to exceed \$200,000 for the actual materials and labor. Randy seconded the motion and the motion carried upon vote.

The Board reviewed and updated the 2023 Unit Repair/ Landscape Upgrade List from the recent WalkAbout. David will contact a masonry contractor to advise brick repair for units #109-112.

David will contact Laurie Happ, TG&H to initiate an update of Scope of Services investigating the bluff movement.

NEW BUSINESS:

A letter from units #142 & 143 was presented to the Board requesting the area where the Arborvitae had been removed to be replaced with grass. Randy made a motion and Wally seconded to solicit bids to have the rock and duff removed, topsoil put down and grass seeded. The motion carried upon vote.

Construction of Lift Station #9 is proceeding. The project is more involved than expected. Wally will draft a letter to Patrick Jentz, PE Engineer III with Public Works, requesting a review of the project and the impact of the actual construction and what will need to happen to make the FBHOA whole. It was suggested that a landscape engineer be consulted to design the restoration of the area after the lift station is completed.

Kati Kastella phoned into the Board Meeting representing her mother, Kathy White, unit #191. Kati requested an additional review of the claim regarding a water leak in her Mother's basement occurring in December, 2022. It was determined given the extensive nature of this request that the Board will meet May 16, 11:30am with David and Dawn at Western Mountains Property Management to review the claim and make a decision.

A claim has been made by Chuck Siderius, unit #182, for a water leak in his basement. The Board awaits the outcome of this claim.

Fairway Boulevard HOA Meeting Schedule, 2023-2024 is as follows;
July 13, 2023, September 14, 2023, November 9, 2023, January 11, 2024, March 14, 2024, May 11, 2024 and May 18, 2024, Annual Meeting.

Our Annual Meeting at Edgerton School is May 18, 2023, 7:00pm.

The next FBHOA Board Meeting is July 13, 2023 at 7:00pm.

There being no additional business, the meeting was adjourned at 8:30pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary

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

May 18, 2023

Fairway Boulevard Homeowners Association met on this date in the cafeteria of Edgerton School. President Ron Tripett called the meeting to order at 7:00pm. He introduced the members of our Board of Directors and our Property Manager. 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 Randy Johnson and seconded by Gary Ruppel the minutes of the May 19, 2022 Annual Meeting be accepted as published. The motion carried upon vote.

The Annual Financial Report was presented. Randy Johnson made a motion and Gary Thoms seconded to accept the Financial Report. The motion carried upon vote. Wally mentioned each year the board hires an independent CPA to audit the financials.

Forward looking projects for the Boulevard were presented by Wally. This summer Units #139, 140 & 141 will receive new shingles. Units #101, 102, 103, 104 & 105 are scheduled for residing.

Future examination of the bluff was explained by Ron Tripett, Wally Walbruch and Laurie Happ. The project is being handled by TD&H Engineering.

Ron Trippet gave an update on the construction of Lift Station #9. Due to difficulties encountered with the project, the contractors do not expect to meet the deadline of June 12, 2023.

An election of Board of Directors was held. Two positions were open with only one candidate volunteering. Wally Walbruch moved to accept Randy Johnson for a three year term. Dick Wilson seconded the nomination. The motion passed upon vote.

Question & Answer open forum was conducted.

Ron Tripett presented Wally Walbruch and Gil Conrad gift certificates for their service to the Board.

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

Respectfully submitted

S/Jane Ann Gronley
Jane Ann Gronley, Secretary

DRAFT

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

July 13, 2023

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 6:50pm. A quorum was present; they included: Ron Trippet, President, Randy Johnson, Vice President, Jane Gronley, Secretary, Gary Ruppel, Craig Coburn and Property Manager, David Roberts. Liza Dawson, Unit #111, guest.

Randy moved, and Gary seconded the BOD Meeting Minutes of May 11, 2023, be accepted as published. The motion carried upon vote. Randy moved and Gary seconded the Special Session Minutes of May 16, 2023 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, 2023. A review of the documents were conducted by the members present. Jane moved, and Gary seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

OLD BUSINESS:

Chuck Siderius, Unit #182, filed an insurance claim with Farmer's Insurance for a broken water pipe. Estimate of claim is \$5,500 with Chuck paying the \$5,000 deductible. The Board is awaiting final billing from the restoration company.

Ron gave an update on Lift Station #9. Time estimate to finish the project is mid-autumn.

NEW BUSINESS:

Homeowners of Units #101-105 have signed off on an architectural review agreeing to board and batten siding.

Liza Dawson requested repairs be made to her unit. She was advised to submit in writing a complete list of repairs needed.

The Landscape Committee will have a special meeting immediately following our regular meeting to address concerns voiced by Craig and Gary.

The next FBHOA Board Meeting is September 14, 2023 at 7:00pm.

There being no additional business, the meeting was adjourned at 8:00pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary

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

September 14, 2023

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 6:55pm. A quorum was present; they included: Ron Trippet, President, Randy Johnson, Vice President, Jane Gronley, Secretary, Craig Coblurn and Property Manager, David Roberts. Gary Ruppel was absent.

Craig corrected the July 13, 2023 Board Meeting minutes to state the homeowners of Units #101-105 have verbally agreed to architectural review for lap siding or board & batten. Randy moved, and Craig seconded the BOD Meeting Minutes of July 13, 2023, be accepted as published. The motion carried upon vote.

Randy moved, and Jane seconded the approval of the agenda. Craig opposed. 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, 2023. A review of the documents was conducted by the members present. Jane moved, and Randy seconded to accept the financial reports. The motion carried upon vote.

OLD BUSINESS:

David will address irrigation issues to Russ Pyles, Rainmaker Sprinklers & Landscaping. It was noted many irrigation lines have been cut due to work on the lift station.

David will contact Jim Theys to confirm pruning of arborvitae trees this fall, and insect control and fertilizing shrubs in spring.

The Board has not received a final billing from the restoration company for the broken water pipe at the home of Chuck Siderius, Unit #182.

NEW BUSINESS:

Residing of Units #101-105 has been postponed until next year due to difficulty in finding a company to do the work. Dave Roberts stated construction companies are having a hard time keeping employees.

Siding and roofing repairs have been completed on Units #161 & 162.

Ron gave an update on Lift Station 9. The project was originally planned from April 12, 2023 - June 12, 2023 but has extended into fall. Upon completion of cleanup, the Landscape Committee with Board approval will determine the final landscape design. Irrigation installation, street light replacement, planting of grass, shrubs, and trees if needed will be part of the design. The electrical

house will need to be repainted to match homes in the neighborhood. Upon completion of the design, the Board will meet with Public Works and let them know they will be presented with our bill.

The next FBHOA Board Meeting is November 9, 2023 at 7:00pm.

There being no additional business, the meeting was adjourned at 7:55pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary

DRAFT

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

November 9, 2023

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 6:55pm. A quorum was present; they included Ron Trippet, President, Randy Johnson, Vice President, Jane Gronley, Secretary, and Property Manager, David Roberts. Craig Coburn and Gary Ruppel were absent. Dick Wilson was a guest.

The Agenda was amended to include an update on lift station remediation. Randy moved and Jane seconded to approve the agenda. The motion carried upon vote.

Randy moved, and Jane seconded the BOD Meeting Minutes of September 14, 2023, 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, 2023. A review of the documents was conducted by the members present. Jane moved, and Randy seconded to accept the financial reports. The motion carried upon vote.

OLD BUSINESS:

Randy made a motion and Jane seconded the motion to remove Dick Wilson and Mike Laukitis as signers at Whitefish Credit Union and add Ron Trippet, Randy Johnson and David Roberts as signers to the account. The motion carried upon vote.

Dick Wilson addressed Black Knot disease affecting shrubs and small trees on the bluff. The Board discussed the best way to control it. The affected branches will be cut in winter and discarded at the landfill. The problem will probably reoccur as the golf course shrubs and small trees also have the problem.

The Board reviewed the maintenance list. It was suggested painting maintenance be completed at the beginning of summer.

Residing of Units #101-105 is scheduled for summer of 2024. David is soliciting bids for the residing project. David will send a letter to the owners to let them know we are proceeding.

The Board discussed the TD&H Geotech Scope of Services, Slope Study. Randy made a motion and Jane seconded to postpone the Slope Study until fall of 2024. In discussion, Dick Wilson was in agreement. The motion passed upon vote.

Randy will follow up with Wally for replacement of street lights after the lift station project damaged several. When all materials are collected, David will have Kalispell Electric do the repairs. City of Kalispell and Razz will be billed.

The Board discussed landscape remediation around the lift station. The Board, Landscape Committee and City will get together to discuss plantings and mulch placement. Bushes and rock mulch border need to be replaced along Chuck Siderius home. Bushes need to be planted on the slope and irrigation lines connected. City of Kalispell and Razz will be billed.

NEW BUSINESS:

David is developing a 2024 Operating Budget. He will present the budget at the January 11, 2024 Board meeting.

The Board reviewed the Historical Building Data and Long-Term Capital Projects & Projected Costs documents. Further review at 2024 Board meetings.

The next FBHOA Board Meeting is January 11, 2024 at 7:00pm.

There being no additional business, the meeting was adjourned at 7:50pm.

Respectfully submitted,

S/ Jane Ann Gronley
Jane Ann Gronley, Secretary