

Fairway Boulevard Townhouses

Homeowners Association

2016

Board of Directors Meeting Minutes

&

Annual Meeting Minutes

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

March 18, 2016

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, Randy Johnson and Ron Trippet. Larry Mc Rae was present on teleconference. Laurie Happ was excused. Also present was David Roberts.

Minutes of the January 14, 2016 Board meeting were approved as published. Copy on file.

David Roberts presented the financial reports for the year to date 2016. Dorothy moved that the financial report be accepted. Seconded by Ron and carried.

The President thanked Ron and Randy for assisting with the meeting with the owners of units 121 thru 124, at which in-depth discussion took place concerning the residing and upgrading of the north side buildings, and specifically, the 121-124 building.

A lengthy discussion took place concerning the two submitted bids for the residing of building 121 – 124, which were for \$122,900 and \$132,162. The financing of this project and the remaining north side units was explored in great detail. The two options which seemed to be most feasible were to take out bank loans or to increase the monthly homeowner fee level. Dorothy moved that the monthly homeowner fee (dues) effective July 1, 2016 be increased by \$50.00, to cover anticipated Capital Improvements and Projects. Seconded by Randy. After another lengthy discussion, the motion passed with one vote in opposition.

The President requested the Business Manager generate a statement of costs involved in repair of the light fixtures at the front entrance which were recently vandalized. The statement will be presented to the Kalispell Police Department in hopes of recovering the cost of repairs when the vandals are identified and apprehended.

The next Board meeting will be May 12, 2016, at which time the agenda will be finalized for the Annual Homeowners meeting, which will be held May 19, 2016.

At 9:00 pm Dorothy moved for adjournment. Seconded by Ron and carried.

Respectfully submitted

S/Dorothy A. Redinger

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING
(Informational Meeting, only)
of the
Fairway Boulevard Townhouse
Homeowners Association

May 19, 2016

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. The President announced that since a quorum of owners was not present, that this meeting would be “informational,” only. He then introduced the members of our Board of Directors.

The President welcomed those in attendance and introduced new owners on the Boulevard.

The minutes of the May, 2015 Annual Meeting were read. No corrections or additions were suggested by those in attendance.

Property Manager David Roberts presented the 2015 Financial Report, responding to several questions. Those in attendance were generally in approval of the financial state of our Association.

President Wally began the “State of the Boulevard” review and was assisted by several of the Directors. The report listed in detail the Vision and Mission Statements of the Association. Also reviewed were the major infrastructure projects over the past several years, including painting, roof replacement, off-street parking pad replacement, street lights and tennis court maintenance. The report went on to describe the “Bluff Management & Stabilization Plan” and the several zones in that plan that have been completed. Also reviewed were the “Irrigation Upgrade and Maintenance Program” and a description of the portion of that plan to be completed in the future. Landscaping upgrades and tree removal was briefly reviewed. The final portion of the Report dealt with the “Replacement and Mitigation Effort”, which covered assessment, development of the mitigation plan and financing of the siding and fence replacement that will take place in the future.

The report concluded with a description of the division of expenditures of our monthly assessment dollars into the categories of utilities, Homeowners insurance, lawn and grounds, management and profession fees and capital reserves.

The report was well received by attendees.

Under new business, owner Robert Frazier (120) brought up the subject of short term rentals. After detailed discussion, a show of hands of those in attendance indicated that we are not generally in favor of rentals of 30 days or less. It was agreed that a statement to this effect would have to be placed in the CC&R's by the specified procedure outlined in the Bylaws and CC&R's.

Without a quorum of owners in attendance, the election of three new Directors could not take place. It was announced that the sitting Board members would appoint three new Directors, following the procedure outlined in the Bylaws. President Wally thanked outgoing Director Laurie Happ for her dedication and this was applauded by all in attendance.

It was announced that a ladies luncheon is planned for May 24 at the Buffalo Hill Golf Course Restaurant. Reservations are being taken by Vicki Walbruch.

The meeting was adjourned at 8:45 pm.

Respectfully submitted.

s/Dorothy A. Redinger
Dorothy A. Redinger
Secretary

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

May 19, 2016

The Fairway Boulevard Townhouse Association Board of Directors met at 9:00 pm in the cafeteria of the Edgerton School.

Directors present were Wally Walbruch, President, and presiding, Dorothy Redinger, Randy Johnson, Ron Trippet and Larry Mc Rae. Dick Wilson was absent. Also present was Business Manager David Roberts, N. Stevens (193), Gil Conrad (146) and Bob Redinger (106).

Randy Johnson moved that the three Director candidates, Dorothy Redinger, Larry McRae and Gil Conrad be appointed to three years terms as Directors of our Association. Seconded by Ron Trippet. Carried upon vote. These appointments were made by the sitting Directors and under the provisions of the appropriate sections of our Bylaws and CC&R's.

Larry McRae moved that the office of President be filled by Wally Walbruch, Vice President by Randy Johnson, and Secretary by Dorothy Redinger. Seconded by Ron Trippet. Carried upon vote.

By acclamation, the Board authorized the President to formulate and send a letter to all owners outlining the upcoming increase in monthly assessments to \$250.00 effective July 1, 2016.

At 9:20 pm Dorothy moved for adjournment. Seconded by Ron 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 21, 2016

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, Randy Johnson, Ron Trippet, Larry Mc Rae, Dick Wilson and Gil Conrad. Also present was Business Manager David Roberts and Bob Redinger (106).

Minutes of the May 5 and May 19, 2016 Board meetings were approved as published. Copies on file.

David Roberts presented the financial reports for the year to date 2016. An item of unusual nature was explained that it was found that the owners of units 159 and 175 have been billed individually, for, and, have been paying water and sewer charges by the City of Kalispell. This is one of the costs that are covered by our monthly dues. The totals that each had paid were verified and compensating checks were drawn for each unit. The billing by the City has been added to our community billing. The financial report was approved as submitted.

David Roberts reviewed the bids for painting to be completed this summer. It seems that the painter's bids for complete building painting were for the incorrect units. A new bid will be obtained and the work will be completed this summer. Bids for the touch-up work identified during the recent "walk-about" were accepted. Other items identified during the walkabout are in the process of being seen to.

The issue of short unit rentals, VRBO, AirBnB was brought up at our annual meeting in May and it was clear that owners on the Boulevard are not in favor of allowing such a practice in our HOA. Based on this view, the Association conducted a review of our Declaration of Covenants and Restrictions (CCR's) of the Fairway Boulevard Townhouses, then sought legal guidance to initiate an amendment to the present CCR's and examined other avenues for relief. Considering our members concerns over short unit rentals, a motion was put forth by Ron seconded by Gil that "the Association Board of Directors should go on record as opposing short term unit rentals, VRBO, AirBnB of

less than 30 days and should continue to examine policy and regulation changes while increasing member awareness.”

The problem concerning a tree within one owners “footprint” that is causing damage to the adjoining owners driveway was discussed at length. It was decided that the problem would have to be solved by the individual owners concerned since the tree and the driveway are both “owner responsibilities”.

NEW BUSINESS:

The Farmers Insurance agent (Shaine Reece) that services our Association policy described in detail the coverage provided by our Association insurance. As a result of this discussion it was decided to generate a summary of our coverage that can describe to all owners what the coverage is, and, what individual owners should be knowledgeable of in relation to their “contents” policies.

It was decided to establish a new and separate account within our banking systems to contain the funds for “Special Infrastructure Projects”. Larry McRae moved that \$4,100 was to be monthly added to this account. Seconded by Ron Trippet and passed upon voting. This represents the additional \$50 that were added to our monthly dues beginning in July, 2016.

Architectural approvals for work or modifications to units 125, 101, 149 and 134 were delivered to the Secretary for our records.

Dick Wilson reported on the progress of the Bluff Stabilization Project. It appears that all recent plantings are growing and that minimal, if any, movement of the land is apparent. The committee suggests that we wait and see what the results of the fall survey provide. If new plantings are in order, we plan to do them in the fall planting period.

Various landscaping concerns were discussed and it was decided that several trees and bushes in our common areas will be trimmed and/or removed.

The matter of trash containers and “who owns them” was discussed. It seems that the Association owns the containers and repairs or replacement will be an Association responsibility.

Future Board meeting dates were established:

November 15 - January 19, 2017 – March 16 – May 11 – May 18, 2017 (Annual Meeting)
– July 20, 2017

At 9:00 pm Ron moved for adjournment. 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

September 15, 2016

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 Randy Johnson, Vice President, and presiding, Dorothy Redinger, Ron Trippet, Larry Mc Rae, and Dick Wilson. Wally Walbruch and Gil Conrad were absent. Also present was Business Manager David Roberts and Bob Redinger (106).

Minutes of the July 21, 2016 Board meeting was approved as published. Copy is on file.

David Roberts presented the financial reports for the year to date, 2016, which after brief discussion was accepted as presented.

Larry McRae brought up the possibility of obtaining a loan at some future point which would provide funds that would allow initiation of the residing of the first building one year earlier than projected. It was agreed that Larry will proceed in obtaining information on this subject.

Ron Trippet reported on the proposal to modify our Bylaws. He has consulted with an attorney who in effect said that the suggested changes to our Bylaws would add verbiage which would be ineffective. Ron moved that we add our mission statement, values and objective statements on the lead page of the handbook, as well as adding them to the FAQ section. Seconded by Larry McRae and carried upon voting.

Dick Wilson reported on the recent walk-about to discover the needs to our landscape program. A fairly large number of trees apparently need attention that we are not in a position to describe without the advice of an Arborist. David will contact the Arborist and obtain bids for the cost of the work that is found necessary. Dick moved that we authorize about \$600.00 for the planting of Section 6 of the bluff, in the late fall. Seconded and carried upon vote.

The proposal to allow pickle ball on the west tennis court was discussed. Larry moved we have pickle ball lines painted on the west tennis court. Seconded by Ron and passed.

Ron brought up the matter of renters allowing their dogs to run free on the common area and then not cleaning up the mess left by the pets. David will formally notify the owners of the unit of our rules on this ugly situation.

At the November Board meeting it is intended to discuss the matter of shrubs and trees on both the common area and within the owner's footprint.

The next meeting is scheduled for November 15.

Architectural approvals for work or modifications to units 142 and 195 were delivered to the Secretary for our records.

At 8:26 pm Dorothy moved for adjournment. 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

November 15, 2016

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, Randy Johnson, Dorothy Redinger, Gil Conrad, Ron Trippet, Larry Mc Rae (teleconference), and Dick Wilson. Also present were Business Manager David Roberts and Bob Redinger (106).

Minutes of the September 15, 2016 Board meeting was approved as published. Copy is on file.

David Roberts presented the financial reports for the year to date, 2016, which after brief discussion was accepted as presented.

Dick Wilson and Ron Trippet reviewed plans for tree removal. They also discussed the possibility of the Board creating and publishing a position on the care of shrubs, lawn and trees with an owner's footprint. While these are the owner's responsibility to maintain, the overall appearance does impact the vision of the entire community. Ron reported that the pile of black dirt and stones will be removed soon.

They also reported that the new plantings on the bluff are thriving, along with shrubs and trees planted in past years. They are in the process of selecting an Arborist that will assess the condition of all of our trees, especially those in our common areas. This assessment is intended to outline future care of these trees, as well.

Gil Conrad reviewed the current contract we have with Black Magic Lawn Care. It appears to be working well, with one more year to expiration of the current contract.

Wally reported that the painting of pickle ball lines on one half of one of our tennis courts has been deferred until spring.

In updating our By Laws, Ron will have the current By Laws retyped and reissued. This was moved by Randy Johnson, seconded by Gil. Carried upon voting.

David Roberts presented a proposed operating budget for 2017. After review, Ron moved for adoption, seconded by Randy and carried upon voting.

The board briefly discussed the possibility of creating a web site for our association. The obvious advantages are this being a good spot to publish pertinent documents with simple access by all owners.

Wally submitted Architectural Review documents for recent work don on units 158 and 105. Both will be placed in our permanent files.

The next Board meeting will be on January 19, 2017.

At 8:39 pm Ron moved for adjournment. Seconded and carried.

Respectfully submitted

s/Dorothy A. Redinger

Dorothy A. Redinger, Secretary