

Fairway Boulevard Townhouses

Homeowners Association

2012

Board of Directors Meeting Minutes

&

Annual Meeting Minutes

MINUTES OF THE MEETING
of the

Fairway Boulevard Townhouse
Homeowners Association
Board of Directors

May 10, 2012

The Fairway Boulevard Townhouse Association Board of Directors met at 7:03 pm in the conference room of the Western Mountains Property Management office.

Directors present were Curtis Peterson President, and presiding, Dorothy Redinger, Secretary, Ron Trippet and Wally Walbruch, David Roberts, Property Manager. Laurie Happ was on conference call. Dick Wilson and Larry Mc Rae were absent. Member Bob Redinger (106) was also present.

The Secretary confirmed that a quorum of Directors was present.

Minutes of the Board meeting of March 15, 2012 were read, and approved as read.

The Business Manager presented the Financial Statement through April 30. He briefly discussed it. Those present then moved, seconded and voted to accept the Financial Statement as presented.

The manager then read a letter from an unidentified member that pointed out various items by members on the Boulevard that included parking vehicles and golf carts in public parking for extended periods, and the need for several light posts to be repaired. After discussion, no action was taken. It was generally agreed by the Board that the maintenance of the light poles remains a responsibility of homeowners. **(I felt that the Board agreed to contract a painter to spray each of the light poles on the Boulevard)**
Wally

The Manager announced that he is in the process of obtaining bids for the replacement of roofs for units 187-190 (for sure in 2012) and 152/153 and 129/130 (possibly, depending upon quotes and Board approval). Quotes are also being obtained for painting of units 182/186, 142/143 and 144/145, for completion during the heat of the summer.

A Thank you note was read from Cathy Carlson, expressing her appreciation for the Association's donation of a memorial for her deceased spouse (Walt, #191).

Several items of building maintenance were discussed. They have been assigned to the repairman and will be completed as time permits.

The President announced that the notices for the Annual Meeting have been delivered to homeowners and the meeting will be held Thursday, May 17, 2012 at the Edgerton School.

The meeting was adjourned at 8:00 pm.

Respectfully submitted

s/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING
of the

Fairway Boulevard Townhouse
Homeowners Association
Board of Directors

May 17, 2012

The Fairway Boulevard Townhouse Association Board of Directors met at 7:45 pm in the lunchroom area of the Edgerton School...

Directors present were Curtis Peterson President, and presiding, Dorothy Redinger, Secretary, Ron Trippet, Laurie Happ, Larry McRae and Wally Walbruch, David Roberts, Property Manager. Dick Wilson was absent. Member Bob Redinger (106) and Norma Happ (187) were also present. This immediately followed the scheduled 2012 Annual Meeting, held at the same location. (Since a quorum of members was not in attendance at the Annual meeting, no official business could be conducted. The President utilized the time available as an informational session for those members that did attend. The Business Manager reviewed the Financial Report for 2011 and answered several member's questions. Then, The Business Manager, Wally Walbruch and Ron Trippet reviewed the maintenance list which was developed during the October, 2011 "Walk-Around", answering several question, as well.)

The Secretary confirmed that a quorum of Directors was present.

Minutes of the Board meeting of March 15, 2012 were read, corrected and approved.

The first order of business was to fill the two Director positions last held by Ron Trippet and Dick Wilson. The President announced that both Ron and Dick were interested in remaining as Directors and no other nominations have been made. He then proclaimed Ron Trippet and Dick Wilson reappointed for three year terms to the Board of Directors.

Nominations were opened for the President of the Board. Larry McRae nominated Wally Walbruch, seconded by Dorothy Redinger. No other nominations were made. Wally was elected by acclamation.

Wally Walbruch nominated Larry McRae as Vice President, seconded by Laurie Happ. No other nominations were made and Larry was elected by acclamation.

Dorothy Redinger was nominated for Secretary by Ron Trippet, seconded by Larry McRae. No other nominations were made. Dorothy was elected by acclamation.

Ron Trippet was nominated for Treasurer by Laurie Happ, seconded by Larry McRae. No other nominations were made and Ron was elected by acclamation.

Curtis then passed the gavel and conduct of the meeting to the new President.

Various maintenance items were briefly discussed and added to The Manager's "to-do" list. Wally reported that one bid had been received for the parking lot project and more were expected soon.

The next Board meeting was confirmed as scheduled, July 19, 2012 at the Manager's office Conference Room.

The meeting was adjourned at 8:30 pm.

Respectfully submitted

s/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING
of the

Fairway Boulevard Townhouse
Homeowners Association
Board of Directors

July 19, 2012

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

Leland "Wally" Walbruch opened the meeting with an expression of thanks to the past officers, Curtis Peterson, President, Ron Tripp, Vice President, Dorothy Redinger, Secretary for their service and leadership this past year and extended a warm welcome to the new board and officers.

Directors present were Wally Walbruch, President, and presiding, Larry McRae, Laurie Happ and Ron Trippet. Also present were David Roberts, Business Manager and Bob Redinger (106) who acted as Recording Secretary. Directors absent were Curtis Peterson, Dorothy Redinger and Dick Wilson.

Larry moved, seconded by Ron, that the minutes of the Board meeting of May 17, 2012 be approved as circulated. Carried.

David Roberts distributed and reviewed the Financial Report through June, 2012. He then distributed a projection of income and reserves that might be available for capital projects for 2012. David answered questions from the board.

David reported that maintenance work described in the fall 2011 "walkabout" was nearly complete with only painting and guttering to be finished. No major items are incomplete.

Old Business

1. The Manager presented a summary of bids received for these three items. Considerable discussion followed that culminated in a motion by Ron Trippet that the Board accept bids for \$23,700 from Painters Express for the painting of buildings 182-186, 142-143 and 144-145; for \$7,500 for the partial siding of building 149-151 by 4-J Builders; for \$20,700 for the re-roofing of building 187-190 and for \$9,400 for the re-roofing of building 129-130 by 4-J Builders; and for approximately \$11,000 for the partial re-siding and painting of building 142-143 to Painters Express (painting) and 4-J Builders (roofing). Seconded by Laurie Happ and carried.

2. David reported that he will seek bids for the painting all lamps and posts and repair of Street Lamps in front of units 174 & 109.

3. Laurie moved that we seek bids for the seal coating of parking spaces 11 through 16 and driveways 195-196 (which were damaged during the re-roofing of building 195-199 in 2011) Seconded by Larry McRae and carried upon voting.

4. The status of the Long Range Planning Committee was reviewed. It was decided to place one major issue on the agenda for each Board meeting. Assigned priorities are:

- A. Review of Policies, Procedures and CC&R's
- B. The Bluff
- C. Definition of "The Footprint" for all 86 units.
- D. Storm Sewer Issues.
- E. Siding of the 36 North Side Units.

5. Ron moved to have AAA Landscaping do some remedial work on the thistles and overgrown vegetation on The Bluff. Seconded by Larry and carried upon voting.

New Business:

- 1. Dead and dying shrubs and landscapes trim issues behind units 142-148 and between 148/149 will be referred to Okamoto Landscapers for resolution.
- 2. Architectural modification requests that have been approved for units 157 (deck replacement) and 196 (roof cricket & vents) are to be made a permanent part of Association records.
- 3. Noise and Privacy concerns at the entrance. After considerable discussion this item was tabled and referred to the Front Entrance Architect for additional comment, research for suggestions for resolution.
- 4. A request has been received to hold a once-a-year Fairway Blvd. Garage Sale. After considerable discussion it was decided to discourage such an event, based on safety and traffic concerns with the expected influx of many vehicles on our very narrow Boulevard.

The next Board meeting is to be held on September 13, 2012 at 7:00 pm in this same location.

The meeting was adjourned at 8:43 pm.

Respectfully submitted

s/Dorothy A. Redinger, Secretary
Dorothy A. Redinger, Secretary

DRAFT

MINUTES OF THE MEETING of the

Fairway Boulevard Townhouse Homeowners Association Board of Directors

September 13, 2012

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

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

Larry moved, seconded by Ron, that the minutes of the Board meeting of May 17, 2012 be approved as circulated. Carried.

The Business Manager presented the financial report – year to date. After a brief discussion Ron moved to accept the report. Seconded by Larry. Passed.

The discussion then moved to “Status of Capital Projects:

- Projected painting and re-roofing projects for the period 2013-2016’
- Landscape trim issues adjoining units 142 – 148 – completed.
- Resealing of certain owner driveways and selected common parking areas – contract let and will be completed shortly.
- Touch-up painting and painting of street lamps will be completed by our paint contractor – soon.
- Gutter replacement will be completed shortly.
- Discussed the need for an accurate Maintenance & Repair Budget for 2013.

“The Bluff” A discussion of the suspected “slumping” on the bluff took place. Dick Wilson moved that the Association employ a profession engineer to evaluate the stability of the bluff. Seconded by Larry McRae. The motion carried. The President requested the Secretary locate a copy of a “Bluff Committee Report” that was made concerning the bluff, from about 4 years past.

The owner of unit #196 recently had a discussion with the County Weed Control Supervisor concerning weeds and vegetation on the bluff area... The summary of the meeting was turned over to Wally, who presented it to the Board. After an in-depth discussion, Dorothy moved that our business manager work out a program with AAA

DRAFT

Lawn Care (our current lawn care contractor) to perform weed control on our Common Areas (which consists of all non-footprint areas and “the bluff”). Seconded by Ron Trippet. Motion carried.

The next subject concerned complaints registered by the owners of units adjacent to the entrance concerning loss of privacy and increased noise from the Whitefish Stage Road, as a result of rebuilding the entrance structures. This matter had been referred to the Long Range Planning/Entrance sub-committee, who made recommendations for new fences and shrubbery plantings. The recommendations were then referred to our Architectural Standards Committee (ASC) for comment. That Committee suggested to the Board:

- Because of the dry wells installed adjacent to the entrance and the possible impact of fencing and new shrubbery/tree roots.
- And, the fact that the entrance we now have is as approved and specified by Kalispell City Code, we are not sure it can be legally changed.
- Thus, the ASC suggested to the Board that no changes be made to the entrance, or, that the matter be referred to the Landscape Architects that designed the entrance we now have.

Dick Wilson moved that no changes be made to the front entrance. Seconded by Ron Trippet. Carried.

The matter of our Association insurance coverage was discussed. Larry McRae moved that the Manager solicit insurance proposals from Western States Insurance, State Farm Insurance and Farmers Insurance (our current carrier) for the 2013 insurance policy. Seconded by Ron Trippet. Carried.

The President presented proposals for unit #149, sidewalk replacement, and, 104, painting of emergency escape area fence. Both had been approved by the ASC. Larry McRae moved that the proposals be accepted, seconded by Dick Wilson. Carried.

Board Meetings for the balance of 2012 and 2013 were announced as, November 15, 2012, and in 2013, January 17, March 21, May 9 (Annual meeting on May 23), July 18 and September 19, 2013.

A discussion followed concerning members and guests parking vehicles on the grassy common areas. Dorothy moved that small “No Parking on Grass” signs be obtained and posted at the curb of areas concerned. Seconded by Larry. Carried.

The meeting was adjourned at 8:55 pm.

Respectfully submitted

s/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

It was announced that the expected Sheriff's sale of unit 123 had been postponed at least twice due to various legal filings made by the owners. Final disposition of 123 are unknown at this time.

Wally presented a draft of proposed rules and regulations pertaining to the enforcement of the CC&R's of our Association. After discussion, no action was taken.

The meeting was adjourned at 9:15 pm.

Respectfully submitted

s/Dorothy A. Redinger, Secretary

Dorothy A. Redinger, Secretary

MINUTES OF THE MEETING
of the

Fairway Boulevard Townhouse
Homeowners Association
Board of Directors

November 15, 2012

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

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

Curtis moved, seconded by Ron, that the minutes of the Board meeting of September 13, 2012 be approved as circulated. Carried.

The Business Manager presented the financial report – year to date. After a brief discussion Dorothy moved to accept the report. Seconded by Curtis. Passed.

Laurie Happ reported on the results of the meeting of the Bluff Committee. During the ensuing discussion Wally described the process whereby the needs for the Bluff as listed by the 2009 Engineering Report were presented to AAA Lawn Care (our lawn contractor). AAA suggested that these actions could be met by them, and offered to prepare an estimate of costs involved. The matter pends until the estimate is received.

The Manager introduced a representative of Hub International Insurance, providers of commercial level fire insurance, who has reviewed the limited description of our insurance policy. After considerable discussion, it was agreed that a complete copy of our present insurance would be obtained, examined and if necessary, additional action would ensue at a later date.

Wally delivered completed and signed waivers from requests for approval for units 112 and 118, both of who had presented requests for unit modification to the Architectural Standards Committee. These documents are to become part of our permanent records.

A proposed Operating Budget for 2013 was presented by the Manager and also by Larry McRae. Both proposals were essentially the same, and listed the financial needs for conducting our routine financial business for 2013. After discussion, Dorothy moved that the Manager's version of the budget be accepted by the Board. Seconded by Ron Trippet. Carried, with one nay vote cast by Wally.