

**Fairway Oaks Home Owners Association
Annual Meeting Minutes
April 19, 2018
Vicki and Brian Bennion Residence
4847 Fairway Oaks
Eden, UT**

ATTENDING:

Jan Woods
Chip Ulrich
Annette Slade
Myles and Holland Binford
Vicki and Brian Bennion
Denise and JT Trella
Tom Sorensen
Susan Blenner and Ed Teter
Dominick Guida
Alan and Dorothy Elliott
Nanci Stacey
Carolyn Daniels
Allen Christiansen
Blake and Toni Powell

1. **Call to Order** – Chip Ulrich, President, called the meeting to order at 7:10 pm.
 - a. Welcome to new owners, Tom and Whitney Sorensen in the new house across from Chip.
 - b. Bon voyage to Blake and Toni-heading to Hawaii for a mission for 2 years. And welcome to their tenants Dominick and Catherine Guida.
 - c. Happy Construction to Mike and Carolyn Daniels-in the process of getting construction permit and construction should begin this summer.
2. **Approval of last year annual meeting minutes** – Motion to approve by Alan Elliot, second by Susan Blenner and unanimously approved.

3. **Financial Review** – Vicki Bennion, Treasurer, and Chip

- a. 2017 Overview- Vicki has provided both a summary of expenses, as well as a detailed account of all transactions so members can see exactly how our money is spent.
 - i. Major expense in 2017 was the drainage project (\$ 11,599.10) which required some monies from our reserve account.
 - ii. Snow removal costs were much less, due to light snow year and changes in our contract with Utah Bobcat which we are now paying per event, rather than a fixed monthly fee.
 - iii. We currently have \$23,493 in our checking account (last year \$10,659).
 - iv. A big thank you to Vicki for her wonderful record keeping.
- b. New drainpipe performance – Working well and has had a constant flow of water since it was finished last summer. The nearby neighbors enjoy the ambience created by the stream.

4. **Landscape and Snow Removal Review**- Chip

- a. We lucked out this winter! Only a few snow plows were needed by Utah Bobcat this year and since we have changed our payment contract from a standard monthly charge to ala carte, our costs this year were much less. Utah Bobcat will be doing snow removal/salt on the streets only from now on and we now have several options for snow removal from driveways/walkways which should help getting them cleared sooner.
 - i. We purchased two snow blowers (one new, one used) this past winter for the HOA and hired Chip and Blake to operate them. The Mortensen's were agreeable to provide storage for the snow blowers in their garage during the summer months on a trial basis.
 - ii. We are also using 2 other companies (Cadillac Ranch and Maycock Masonry) to provide snow removal for driveways/walkways.
- b. Concerns with snow removal--Alan Christiansen feels that Tory should be back-blading the snow, and not just pushing it, so that it gets to the curbs. Chip will look into options with Cadillac Ranch, because his tractor utilizes snow blowing, to prevent excessive snow buildup along curbs, since it appears the pushing method does not work.

- c. Continuing ala carte this summer, same cost schedule as 2014 (cost schedule provided by Chip with meeting documents).
- d. Workmen's Comp insurance was brought up and Vicki has obtained copies of policies from all of our contractors. It was recommended that we obtain copies directly from the insurance companies themselves and request to be notified from the insurance company if the policy lapses. **ACTION ITEM: Vicki will contact insurance companies to obtain copies of policies and request to be notified of any policy revisions or cancellations.**
- e. New covered mailbox proposal- A new plan for the mailboxes was provided by Blake and Chip. It will have 4 posts and a roof which slants to the back. The Fairway Oaks sign from the original mailboxes will be re-hung. There will be a solar-powered light put in. Also considering the option of closing in the sides, but has not yet been decided. The roof and sides will not extend to the ground so debris should not be trapped in. Karl Schiess and Chip will be in charge of the operation. Estimated cost is around \$4000 and plans are to begin project in May.

5. Election of one Director replacing expired term of Chip.

- a. Your current board nominates Chip for a two-year Director term-unanimously approved with many thanks to Chip for all he does for the association.
- b. Myles will be stepping down as a board member since he has temporarily moved out of state. Alan Elliot has graciously agreed to take over for Myles for the next year at which time the position will be up for re-election.
- c. Jan will also be a director for one more year, but Tom Sorenson has graciously agreed to take over her position as secretary.

6. DESIGN REVIEW BOARD (DRB) guidelines – Chip and Nanci

- a. **Neighborhood character and continuity-** Since the bankruptcy of Wolf Creek Resorts, our community of Fairway Oaks is no longer part of the Master Association of Wolf Creek. Our DRB guidelines were re-written by Chip many years ago in order to preserve the character of our neighborhood. The guidelines were written, based on Weber county law and other HOA guidelines in the community. We have chosen to rewrite the DRB guidelines at this time to make them more

concise, easy to read, update fees, and to make sure we have measures in place to retain the value of both old and new homes in the community.

- b. Process and Fees--** We have added more direction for new owners and builders. Approval meetings with the DRB/Board will take place in the beginning so new owners will be aware of all requirements and save all parties time and money in the long run. “Variants” will be allowed but must be approved in advance by the board. Fees have also been changed, as well as fines for “major occurrences”. Current owners have “vested rights” so they are not required to comply with any upgrades in the new DRB guidelines, unless they remodel. Many thanks to Chip and Nanci for their many hours of work on this process and for Nanci’s expert legal advice.

ACTION ITEM: OWNERS PLEASE REVIEW THE COPY SENT TO YOU WITH ANNUAL MEETING DOCUMENTS AND LET THE BOARD KNOW OF ANY COMMENTS BEFORE MAY 19TH.

7. **New business.**

- a. Parking on the streets-** continues to be a problem. This seems to center around rental homes with multiple cars on the streets. CC&R’s state rentals may be only to a single family. We will be more vigilant about enforcing this. **ACTION ITEM: Nanci will draft a letter reminding owners of the single-family rental rule. It will be sent to all owners.**
- b. Kids in the hood –** There have been many children in the neighborhood, using our property as a shortcut, riding bikes and playing on common area, etc. Some have been approached by owners, and they have not responded well to requests to stay off common area, etc. Options discussed include private property signs, have owners snap a photo of the kids so we can identify their parents and Patio Springs HOA. **ACTION ITEM: Allen Christiansen has volunteered to investigate and speak to Tyler Holbrook, president of the Patio Springs HOA.**
- c. A reminder for all to please clean up after your pets!**

- 8. **Adjournment of Annual Meeting:** The meeting was adjourned at 9:12 pm and immediately followed by the Director’s meeting.

Respectfully submitted,
Jan Woods, Secretary
April 30, 2018