

**Fairway Oaks Home Owners Association  
Annual Meeting Minutes  
April 12, 2022  
The Club at Wolf Creek-Wasatch Room  
3844 N Wolf Creek Drive**

**OWNERS IN ATTENDANCE:**

Jan Woods  
Alan and Dorothy Elliott  
Deb Modellmog  
Denise Trella  
Susan Blenner  
Colette and Parker McQuown  
John and Allison Thomas  
Annette Slade

Al and Heidi Christiansen  
Paul and Debbie Thompson  
Chip Ulrich  
Vicki and Brian Bennion  
Randy and Alice Harper  
Blake and Toni Powell  
Wendy Wythe  
Deveri and Orson Thornton

**CALL TO ORDER:** Meeting called to order by Alan Elliot, President at 6:45 pm

- Quorum: By definition, the number of people at this meeting constitutes a quorum and 50% of the vote is required to pass if any items require a vote.

**APPROVAL OF ANNUAL MEETING MINUTES- MAY 25, 2021:**

- Alan asked for a motion to accept the minutes; Deveri noted several people had questioned ratification of the budget at last years' annual meeting. Legal fees of \$5000 were questioned by Heidi Christiansen and Randy Harper with a request by Harper for the money to be returned, as anything over \$5000 requires a community vote. Alice Harper requested minutes from meetings concerning this expenditure. Alan explained that the \$5,000 limit primarily applied if we had entered into a contract, which we had not done. We used an attorney for advice concerning Lot 22, as we had received correspondence from the owner's attorney. We used the attorney to protect the interests of the entire community. Although several owners had questions the expenditure for attorneys at the last annual meeting, the budget was ratified with a majority of the vote and therefore,

no changes will be made to the 2021 annual minutes. Emails concerning the attorney fees will be made available on the website.

- Since our assistant secretary, Tom Sorenson, has temporarily moved, some of the board's and committee's documentation is in emails. The president, then asked if anyone would like to volunteer until Tom returned. Colette McQuown volunteered and the board immediately agreed to accept her help as an Assistant Secretary to the HOA until Tom returns from his overseas assignment.

#### FINANCIAL REVIEW:

- Vicki Bennion, Treasurer and Alan Elliot, President, discussed the budget.
- Total of dues: \$71,100 annually.
- Checking account: \$13,957.
- Reserve account: \$62,581. (\$16,380 goes into reserves each year).
- Escrow account: \$ 11,679- holding account for building, etc.
- We are due for reserve study and this should be undertaken by new board. We can do it ourselves or contract it out. Main concern is cost of roads and new board will determine possible expenditures for 2022.
- The best news—this year we were under budget \$1,572, due to less snow and our reducing mowing to every other week.
- Chip Ulrich moved to ratify the budget, Paul Thompson seconded, none opposed.
- Proposal by Vicki to do electronic transfers by Zion's bank because safer and more timely.
  - Annual cost to HOA would be \$667.00 per year which would come out of HOA budget.
  - All transactions stored in cloud, so always available.
  - Some owners think monies should come out of Vicki's salary, since she is the only paid employee on the board.
  - Ultimately a board decision, but wanted community input.

#### DESIGN REVIEW BOARD REVIEW (DRB):

- Chip, Denise, Wendy, Debbie and Blake (absentee consultant).
- Lot 22 Build: Heidi doesn't know when it will be done as they are waiting for pipe to be removed from Lot 28. Chip pointed out that this has no

effect on Lot 22 build. To date, no engineers report has been received by the board for water mitigation.

- Chris and Rachel Thompson Lot 27 build:
  - Conceptual drawings were reviewed.
  - Awaiting blueprints and water permit.

#### LANDSCAPE COMMITTEE:

- (Chip, Paul, Dorothy, Tom, Debbie)
- Putting together a plan which will include tree removal
- Possibility of owners doing yard cleanup/potluck
- Denise asked if anyone else had issues with water in crawl space/basement and asked for any suggestions on how to deal with it.

#### RULES AND REGULATIONS COMMITTEE:

- (Sherman, Chip and Wendie)
- Sherman not able to make this meeting, but committee is working on a plan which will also address violations and enforcement.

#### ELECTION FOR 1 BOARD DIRECTOR:

- Paul Thompson was elected by the community and board to replace Alan Elliot, who stepped in to fill an open position in 2021.
- Motion to accept through acclamation made by Chip and seconded by Parker.
- 4 proxy's were received for this election.

#### NEW BUSINESS:

- Request by Alice Harper to have meetings available by Zoom in the future.
- Board should remain open and transparent, and post documents on website.

ADJOURNMENT: Alan Elliot asked for a motion to adjourn. Motion made by Chip and seconded by Dorothy Elliot at 8:10 pm.

Respectfully submitted,

Jan Woods, Board Secretary.

,