

Fairway Oaks Home Owner Association  
Annual Meeting Minutes  
May 15, 2024 7:00pm  
Eden Park

Fairway Oaks Board:

Deb Modellmog, Paul Thompson Brian Bennion, Cameron Durfee

Owners in attendance:

Chip Ulrich  
Colette McQuown  
Doug Helfrich  
Lisa Grosgebauer  
Leslie Walker  
Ali Thomas  
Sherman & Nancy Stacey  
Rayleen Bachelor/Durfee  
Alan & Dorthy Ellriott  
Al & Heidi Christiansen  
Deveri Thronton  
Denise Trella

Owners in Attendance via ZOOM:

Glenn & Marianne Mortensen  
Susan Blenner  
Jan Wood  
Rob Bruns  
Clint Nichols & Alissa Giles

CALL TO ORDER – Meeting called to order by Deb Modellmog 7:06pm

APPROVAL OF ANNUAL MEETING MINUTES, MAY 3, 2023

Deb Modellmog - asks for a motion to accept minutes

Motioned: Alan Elliott  
Seconded: Heidi Christiansen

FINANCIAL REVIEW

Deb Modellmog presents financials as of March 2024

Motioned: Alan Elliott  
Seconded: Heidi Christiansen

New budget is unanimously approved

ELECTION OF BOARD POSITION

Paul Thompson has agreed to serve an additional two-year term  
Cameron Durfee has agreed to serve the remaining one-year term to replace Brian Bennion

Motioned: Deb Modellmog  
Seconded: Heidi Christiansen

New board members unanimously approved

Deb Modellmog - welcomes Bachelor/Durfee to replace Vicki Bennion as the Fairway Oaks Bookkeeper

#### NEW BUSINESS

- Deb Modellmog updates on damage by Utah Broadband, still working to resolve payment to make repairs
- Deb Modellmog updates on asphalt repair and Utah Broadband damage, mentions to redo entire roads estimate is \$289,000.

Motioned: Alan Elliott to approve \$30,000 expenditure for current asphalt repair  
Seconded: Nancy Stacy

- Deb Modellmog opens conversation on changing the CCR's from a two-tiered system to vacant lots being billed according to the services that the association provides.

Homeowner concerns include:

Alan & Dorthy Elliott – stating that the HOA forced them to landscape their empty lot in 2010 for aesthetics of community

Ali Thomas – reminds homeowners it is a small amount to pay as a community to keep harmony

Deb Modellmog states there will be a vote and votes will not be disclosed to the members, just the vote results.

Motioned: Deveri Thornton to close discussion  
Seconded: Ali Thomas

#### ADJOURNMENT

Sherman Stacy asks for a motion to adjourn, seconded by Nancy Stacy at 7:53pm

Meeting re-opens at 7:55 by Sherman Stacy a vote to resend the vote of 2019 that required \$500 monthly be placed into the road reserve. The road reserve fund was established with the assessment raise of \$25 monthly (\$840 will remain) \$500 will be placed into a general reserve fund instead of road reserve.

Motioned to approve: Heidi Christiansen  
Seconded: Nancy Stacy  
Unanimous vote

Adjourned 7:58pm

## BOARD OF DIRECTORS MEETING

### OFFICER ASSIGNMENTS:

President:	Deb Modellmog
Vice President:	Paul Thompson
Secretary:	Cameron Durfee

### NON-VOTING BOARD ASSIGNMENTS

Bookkeeper:	Raylene Bachelor/Durfee
Secretary:	Colette Mcquown