

Annual Minutes

August 29, 2026

Fairway HOA

ROLL CALL: Meeting was called to order @10:00 by Beverly Richards, President. Members present and Proxies received are as follows:

Ewan Prescott C5 Sec/Treasurer
Dana Brown C4 Vice President
Beverly Richards C3 President
Jacob Dewey, Mill Creek Mngmt
Jeff Ehlers D-4
Angela & Teresa Bryniarski C-6
Roger Souders F-3
Joseph Kean B-2

Dan and Carol Lynch E-2
Pam Lazenby F-1
Neva Brekke E-4
Jane Cheuvront B-5
Andrea Stewart A-5
Marilyn Kruc D8
Michelle Blair C-2

Members represented by proxy;

John McCarthy & Mel Torpey E-8
Crossman F-2

A quota was met with 14 members and 2 proxies.

Proof of notice of meeting: A copy of the Notice of Meeting was e-mailed to all members a month prior.

Approval of any Unapproved minutes: Minutes Approved from 2025

Financial Reports: Jacob reviewed operating account at \$56,000 and reserve account at 58,000. Jacob said that there are 2 outstanding liabilities. Roughly \$3,500 dollars owed to the fabrication company for welding the trash enclosure, and \$10,000 to Whiley for the trash enclosure. These expenses will be paid out of reserve. Last year ran ok except for \$14,571 in reconciliation discrepancies. Dues will remain the same at \$300 for this year but will most likely go up next year due to increasing costs. Expenses for this year showed a 7% increase in cost. That being said, we will return to late charges on delinquent accounts. Monthly assessments are due by the 10th day of each month. A unit owner who fails to timely pay the monthly dues by the 10th of every month will pay a late charge of \$10.00.

There was a question of what an example of unreconcilable expense is. Jacob explained that he went back though QuickBooks and could not figure it out and would take way too much time to unreconciled all the months and re-do

The PO box # is the same, PO Box 1012. A couple of owners haven't had checks cashed from July. Dana will ask Jon Shaffer about that.

Managers report; In August we took down some trees but a few more need to go so we will get that done down the road.

Thanks for having patience with low water and intermittent sprinkler pumps this summer.

Mountain Rain will try to be more pro-active about plowing snow away from units this winter.

Whitley will continue working on trash enclosure. He needs to paint, replace door so it opens to 90 degrees and replace door joint.

Building F will get painting mid-Sept. Paint already bought to avoid price increase. Whitley will paint a sample prior to purchase so we know it isn't pumpkin brown.

New business; The neighborhood bear has left Fairway trash alone since the trash enclosure was erected. However, the racoons are still enjoying our trash. Be prepared to see them in our dumpsters on occasion, but Dana will try placing rocks along the bottom of the trash enclosure where we think they may be getting in. Thanks to Mel for putting a sign up to warn people.

Weed spraying never got done due to management transition. Mountain Rain will spray this fall and do some seeding. Next year every other month for weed spraying.

Parking lot asphalt not affordable. Crack sealing might be an option. Sealco is too expensive for replacement.

General maintenance was brought up regarding the area leading up to each unit. The board discussed this after the meeting. The sidewalk leading up to the unit is a limited common element but it is shared, so HOA responsibility. However, the porch and step itself is not shared, as well as the side "gardens" (or weeds in some cases) is not shared, so on the owner. Generally speaking, a limited common element is owner responsibility unless it is shared.

There is concern about the area around the mailboxes being pretty unsightly and some locks are broken. It is doubtful that the post office will replace anything. We will research to see if we need approval and what it would cost.

Meeting adjourned: 10:21.