

**Annual Winter Member Meeting Minutes
Fairway Pines Estates Owners Association
Thursday February 20, 2020, at 5:00 PM (MDT)
434 Ponderosa Drive, Ridgway, CO 81432**

The meeting was called to order by President Mark Hartman at 5:01 P.M. Jim Couto (Vice President), Bill McFarland (Treasurer) and Bob Del Rossi (Secretary), were present. Also present: Carrie Briggs, Administrative Assistant.

1. Approval of the July 31, 2019 Special Meeting Minutes

A motion was made by Jim Couto and seconded by Bill McFarland to approve the July 31, 2019 Summer Member Meeting Minutes. The motion was passed unanimously.

2. Welcoming of New Members

There were some new members present at the meeting. The Board introduced themselves to the new members and welcomed them to the community.

3. Treasurer's Report: 2019 Comparison of Actual to Budget as of the 4th Quarter, December 31, 2019

Bill McFarland presented the results of the final 2019 Operating Budget vs. Actuals. The 2020 draft Budget and 2019 Actual vs. Budget was circulated to the members for review. Both documents will be posted on the HOA website.

4. Mailbox Update

Bill McFarland gave an update on the new mailbox construction. The construction is almost complete. The roof needs to be finished and then the new and old kiosk will be stained to match. Bill notified the Post Office that the Kiosk is ready for them to install their locks and once that is done there will be a notice sent to the members that they can go to the post office to establish their address and obtain mail box keys (if they don't already have a mail box).

5. Overall Vision for the Board of Directors/Water Project/Real Estate Report

Mark Hartman explained to the Members that the number one priority for 2020 is to get the ARC Standards, Covenants and Rules & Regulations streamlined and eliminate the discrepancies that now exist between the documents. The ARC Committee and the Board have approved an ARC Bullet Point document that helps owners understand what they need approval for and what they don't. Mark explained that they are not going to change anything that lowers the standards but allows people to build their dream home without compromising quality.

6. Committee Reports

The following Committees gave reports.

Architectural Review Committee. Chris Blumke gave an update for the ARC Committee. Chris explained the various projects that were going on including new construction underway on the cluster lots (Lot V612) on S. Badger and (Lot 8) on Marmot. Upcoming new construction is scheduled for a single family home (Lot 528) on Marmot and construction of 3 new units on (Lot V611) on S. Badger.

In addition to new construction, there are several remodel projects going on.

Activities Committee. Chris Blumke also gave a report for the Activities Committee. Chris said that the following activities are being planned:

New Resident Welcoming Party in April.
Cinco de Mayo party in May.
9-Hole Golf Tournament in July
Western Dancing BBQ in Summer.
Possible Wine Tastings and Friday Burger Nights.

Covenants Committee. Simon Ward reported for the Covenants Committee. Simon explained that the Committee has been meeting and reviewing the various documents. Changes have been suggested to the Board that makes the documents more friendly and inviting instead of the “Do and Don’ts”. The Committee will be meeting in March and Simon and Jim are looking at two possible candidates to replace Brian Briggs who will be moving.

7. Name Change of HOA

An email was sent to members asking for their thoughts on changing the name of the HOA to Divide Ranch Homeowners’ Association. Mark Hartman reported that the responses received were highly supportive of the name change. Some members had questions about the cost and legal ramifications that the HOA/members could incur. Mark Hartman explained that one possible option that would keep costs to a minimum would be to file for a dba (FPHOA dba Divide Ranch HOA). The only real costs would be the charge to file a dba. The main goal of the name change is to get away from the past negativity associated with the Fairway Pines name. Mark explained that there would be no need for a technical vote of the members but that the members support was important. This topic will continue to be discussed.

Some questions were asked about the existing Fairway Pines sign and building a new sign. The land that the existing sign is on is believed to be owned by the new owners of the old clubhouse.

The other cost associated with the name change is the website revisions. It was explained that this is something that the Board of Directors have discussed having done regardless of the name change. Mark told the members that if anyone knows of a website designer that would be willing to do some work on the website for a reasonable amount to please let them know.

8. Administrative Position Vacancy

Mark Hartman explained that the HOA is looking for a replacement for Carrie Briggs as Administrative Assistant as the Briggs are moving out of Fairway Pines. Anyone interested in applying needs to contact the Board of Directors for consideration.

9. Members Comments

There was a question about the status of the road repairs. Jim Couto explained that they were going to be contacting the re-surfacing company to get new quotes. Bill McFarland also explained that they were working with Middleton Accounting to get advice on which expenditures could be paid out of the road fund and which ones out of the General fund. Jim is hoping to get the roads back in good health and repairs back on schedule.

10. Adjournment

A motion was made by Mark Hartman to adjourn the meeting and was seconded by Bill McFarland. The meeting concluded at 6:14 PM.

Respectfully submitted,

Carrie Briggs,
Administrative Assistant
Fairway Pines Estates Owners Association