

**BOARD OF DIRECTORS MEETING MINUTES  
FAIRWAY PINES ESTATES OWNERS' ASSOCIATION  
MONDAY, FEBRUARY 10, 2022 AT 5:00 P.M. MDT  
151 Divide Ranch Circle, Ridgway, CO 81432**

The meeting was called to order by President Mark Hartman at 5:00 p.m. Randy Mathis (Vice President), Jim Couto (Treasurer), Ed Pecis (Secretary) and Paul Stashick (Board Member) were in attendance.

Evelyn Bailey (Administrative Assistant) was present via Zoom as were 22 property owners.

**1. Approval of the December 8, 2021 Meeting Minutes**

A motion was made by Jim Couto and seconded by Ed Pecis to approve the December 8, 2021 Meeting Minutes. The motion passed unanimously.

**2. Mailbox units**

3 mailbox units were purchased at a total cost of \$6000.00 arranged by Jim and installed with the help of volunteers.

**3. Website update**

Josh Shapland is putting a facelift on the new Weebly website. He has reviewed several options for HOA management software and settled on one. He is close to having a demo ready for review. One of the reasons for adding the new software is to be able to manage the ARC review process and documents and simplify communication with our members via email.

Paul is also looking into on-line bill pay for golf dues which would most likely be tied to the golf course website.

**4. Covenant Committee**

The board is still looking for covenant committee members. Mark suggested that board members could also be part of the committee if there is no legal conflict. Randy also said he would consider being part of the committee as well.

## 5. **DBA**

A licensing agreement is being obtained, which our attorney Marti Whitmore will draft.

## 6. **New Committee Members**

Evelyn Bailey was hired as the new administration assistant, Janet Pritchett and Steve Bennett were appointed for the Finance Committee and Eric Reinhart and Bernie Herrmann for Road Committee.

## 7. **Roads**

Mark explained that for the last 5 years or so, the forecasted allocation for the roads, based on the road reserve fund study, was \$150. Only \$50-75 was being transferred to the Road Fund. A new road reserve study is being worked on and for 2022 the board has elected to increase dues to \$200 to get back on track with the ever-increasing cost to maintain our roads. The board is hoping to complete the paving of the gravel roads in 2-3 years. Jim said the allocation will increase to \$200 from \$75 last year as more money is needed to cover the obligations of chip sealing and paving. There are 4 gravel roads in the development (Lynx, Bobcat, Pronghorn and Cougar Trail) and an estimate from United Paving for the 4 roads came to \$380K not including site work. The Road Committee is looking to tighten numbers for overall cost. The goal is to have 2 of the 4 roads paved this year, while keeping in mind the cost of maintaining current roads.

## 8. **Budget and Dues**

Budget will be presented at the next semi-annual Member Meeting in March. Last year's dues were \$407. For 2022 the dues will be increasing to \$425.

## 9. **ARC Standards**

Jim discussed the work that has been done to update the ARC Standards. The draft version will be posted on the HOA website for property owners' input. The document has been reduced from 80+ pages down to 33, eliminating redundant and repetitive materials including illustrations and indexes that didn't add anything to the approval process. The document is now more organized and easier to navigate.

Mark discussed the issue of neighbor input on proposed design change. Stated that neighbors should not have the authority/right to influence approval process and pit neighbors against

neighbors. Jim said neighbors will be notified but won't have influence as far as approval/disapproval.

Paul asked about building height. Mark doesn't think height should be limited. County height limit is 35'. After some discussion it was decided to stay at 30' but variances could be considered.

Hard surface driveways were discussed. Jim feels all driveways going forward should be hard surfaced. After some discussion it was determined that it could be a hardship for the larger lots which could have very long driveways. Hard surface driveways would help keep gravel being dragged onto the roads to a minimum and assist with keeping the roads maintained. Paul indicated he would be in favor of requiring hard surface driveways for all commercial lots, V lots and multi-family lots. The other board members agreed with Paul and this change will be included in the new ARC Standards.

Paul also feels there should be better wording concerning Mountain Modern design descriptions/definitions. The Core area needs a better definition as well. Paul will provide this information and Jim will include it in the ARC update.

Homeowners who are their own contractor can be considered the general contractor and a contractor's license is not required. Paul mentioned that people should be aware that when construction is in process the liability is on the homeowner.

Paul asked if the ARC is profiting from the fees. Mark suggested reducing the architectural performance fees and adding it to the compliance fees. Jim is suggesting a \$5000 conformance fee for the general contractor. Mark suggested making it \$5000 for the contractor and \$2500 for the homeowner, not increasing it but reapportioning it. Jim said he would review the ARC fees with Middleton Accounting. He added that even though the conformance fees may seem high, the majority of the fees are actually refunded upon completion of the project and are necessary to ensure compliance with the rules.

## **10. Next Meeting Date**

Next meeting will be the "Winter Member Meeting" to be held at the Log Hill Firehouse on March 23<sup>rd</sup> at 5 p.m. The budget presentation will be made at that meeting.

## **11. New Business**

Paul gave an update on the golf course water as the Ouray County stop work order has been lifted. He estimated it will take 90 days to get the water storage up to full volume. They are also in the process of converting to San Miguel Power, but generators will be used until the permanent power lines are installed. The golf course is also in search of a bookkeeper. For

now, no penalties will be levied against golf dues that are in arrears. Invoices will be re-sent to those that have not yet paid. Paul is also looking into setting up an online payment system for golf dues.

Short term rentals were discussed with Jim indicating the HOA needs clearer policies on STR and LTR as well. Current county mandates conflict with the established PUD agreement that was approved in 2008 which allows short term rentals in the core area. Paul believes the PUD agreement will stand.

## 12. Questions from Members

A question was raised as to when the invoices for the HOA dues will be sent and Jim indicated it would be the week of February 14<sup>th</sup>.

A question was asked where the 28 multi-family units will be built. Paul indicated it would be between the 18<sup>th</sup> tee box and the 18<sup>th</sup> green where there is an 8 acre site. There is also a multi-family site between holes 9 and 10, and a 28 unit golf cottage site by the old clubhouse entry gate on Marmot.

A question was asked how much will the road paving cost and does the board think a special assessment will be required? Mark indicated that the \$400K in reserve is nearly enough to pave all the roads and the board feels strongly that we should manage the funds we have and not look towards a special assessment as a solution.

Meeting was adjourned at 5:58 p.m.