

Greens at Fairway Park
HOA Annual Meeting Minutes

January 3, 2024

Location: Zoom Videoconference

Attendees:

- Bill MacFarlane
- Brian Henley
- Todd Gautier
- Eric Botsch
- Brett Pratt
- Chris Halaska

Call to Order:

The meeting was called to order at 5:08 PM by President Bill MacFarlane.

Approval of Minutes:

- The minutes from the previous meeting on January 3, 2024, were reviewed.
- Bill MacFarlane motioned to approve the minutes, and Brian Henley seconded.
- The motion was approved unanimously.

Reports and Discussions:

1. Operating Budget:

- The operating budget remains flat from last year.
- There will be no increase in operating dues for the upcoming year.

2. Capital Expenditures:

- **Wood Re-Staining Project:**
 - The wood exterior of the buildings is showing signs of fading, especially in areas that receive direct sunlight. The typical lifespan of the wood is 7 years, and it is due for re-staining.
 - Premier Painting has provided a bid of \$80,000 for the project, which includes two coats of stain and semi-transparent of roof shingles at a cost of \$8,500 per building.
 - PR Property Management is also reaching out to Purple Peak and Complete Coverage for additional bids and reaching out to confirming scheduling with Premier Painting.

- Todd Gautier suggested getting a roofer's estimate on the remaining lifespan of the roofs. Bill MacFarlane will reach out to a roofer to address this concern.
- The Board will review the three bids and send out to homeowners to make a decision.
- A special assessment will follow once finalized.

3. Board Elections:

- Chris Halaska motioned to retain the current board members and Bill MacFarlane as President, and Brett Pratt seconded the motion.
- The motion passed unanimously.

4. Property Management Discussion:

- Bill MacFarlane shared concerns about slow response times from the current property manager. He will compile a list of the annual tasks and requirements for the property management team to ensure timely service.
- Brett Pratt and Todd Gautier indicated that they have been satisfied with the services provided by PR Property Management for their own units.

Adjournment:

- Bill MacFarlane adjourned the meeting at 5:37 PM.

Minutes Submitted by:

Brian Henley, Board Member