

Fairway Four HOA
ANNUAL MEETING OF MEMBERS 2-21-2019

1. Call to order, Roll Call & Notice of Meeting.

The meeting was called to order by Patrick Berry at 6:06pm.

Owners in attendance: Unit 19 Patrick Berry, Unit 21 Larry Forsythe, Unit 17 William & Hilary Taylor, Unit 23 Linda Peters

Owners Via phone: Unit 8 David Popiel

Owners Represented by Proxy: Unit 12 Joan May, Unit 18 TSG Asset Holdings, LLC, Unit 9 Caroline Rocque

Non-Owners: Barrett Miller of ASAP Accounting & Payroll

2. Approval of minutes:

Patrick Berry tabled this agenda item until the next meeting.

3. OWNER VOTE 2019 Budget

3.a. Review 2019 Budget:

Patrick Berry asked Carson to detail the changes in the budget. Carson stated that the 2019 budget reflected the same numbers as the 2018 budget with the exception of a 2% increase in dues that will be specifically put into reserves for future projects.

3.b Budget Ratification vote:

Patrick Berry asked for a vote to approve the 2019 Budget, all Board members present voted to approve the 2019 Budget.

4. BOARD ELECTIONS:

4.a. Elect three board seats that are up for re-election.

Seats up for election are: Larry Forsythe, Michelle Sherry, and Patrick Berry's:

Patrick Berry asked for nominations, hearing none Patrick Berry motioned to elect a slate of Board, Carson seconded the motion, all were in favor, motion passed unanimously.

6. New & Other Business:

Patrick Berry stated that the deck project will be the main focus for this year, with 12 decks that need work.

Patrick Berry commented that the recycle area will be expanded while decreasing the trash area, ultimately composting would be a great benefit, although the program needs more research.

Linda Peters questioned the composting idea, if recycling is difficult for everyone to do properly. Patrick Berry stated that the Ophir program is a beta program for composting that has training available.

Patrick Berry stated that the aging report shows 2 owners who are 180 days delinquent and may have entered into a payment plan although there are no documents to confirm. Barrett Miller of ASAP Accounting & Payroll stated that a 6-month repayment plan needs to be offered before further action of placing a lien on the property can take place. There was discussion regarding the necessary actions for delinquent accounts and the terms of the policy as stated in the Bylaws.

Patrick Berry made a motion to implement a 6-month payment plan for the 2 delinquent owners sent by certified mail, all were in agreement. The Board will draft a letter, Barrett Miller of ASAP Accounting & Payroll offered to review the letter and send it out.

There was discussion on outdoor storage for seasonal items with a possible location between Units 1 & 4. The Board will review and come up with possibilities that meet the guidelines.

ADJOURN MEETING: 6:46pm