Fairway Four HOA

ANNUAL NOTICE OF MEETING OF MEMBERS

03-20-2017 5:30pm to 8:00pm MT

TO THE MEMBERS OF THE FAIRWAY FOUR CONDO ASSOCIATION:

This shall serve as formal notice of the Meeting of the Members of the FAIRWAY FOUR CONDO ASSOCIATION.

To be held at 5:30 PM MT on Monday, the 20th of March 2017 at the 455 Mountain Village Blvd, Suite A, Mountain Village, CO. 81435.   Please note, there is an option to call into the meeting and participate via teleconference:

712-432-0929

Conference code 334952#

Attached is a Directed Proxy form with space for comments if you are unable to attend in person. Please be sure to this proxy either to ASAP, another owner, or a Board Member so we can be assured a quorum in order to perform Fairway Four business. Thank You.

If you have any questions, please feel free to contact us at:

ASAP Accounting and Payroll Services, Inc.
P.O. Box 2710
Telluride, CO 81435
970-728-6777
hoa@businessasap.com

DIRECTED PROXY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby constitute and appoint
_____ (the "Proxy") to act on behalf of _____ at the
Annual Meeting of Fairway Four CONDO ASSOCIATION, (the "Association") to be held at 5:30 PM MT on
Monday, the 20th of March 2017 at 455 Mountain Village Blvd, Suite A, Mountain Village, CO. 81435.

The Proxy shall have full authority to vote upon any and all matters that may be presented at the 455
Mountain Village Blvd, Suite A, Mountain Village, CO. 81435.   Meeting as fully and with the same effect as
if the undersigned had been present at the Meeting, except _____
and the undersigned hereby ratifies and confirms all that the Proxy may cause to be done by virtue of
this instrument.

This Directed Proxy is irrevocable except by actual revocation notice by the undersigned to the Secretary
of the Association or to the officer presiding over the Meeting. Unless sooner terminated, this Directed
Proxy shall terminate automatically upon the final adjournment of the Meeting.

Comments: _____

_____

_____

The undersigned has executed this Directed Proxy effective as of this _____ day of _____ 20__.

_____
Signature

Unit/Lot #_____

Please Return This Form By:
5:00 P.M. MST March 29th 2017
ASAP Accounting & Payroll Services
P.O. Box 2710, 220 E. Colorado Ave. Suite 219 Telluride, CO 81435
Ph (970) 728-6777   Fax (970) 728-6848 Attn: Barrett Miller
E-mail: hoa@businessasap.com

Fairway Four Townhomes
H.O.A. Annual Homeowners' Meeting

Meeting Date: Monday, March 20th, 2017
Mountain Village Town Hall
5:30pm-8:00pm

AGENDA

5:30pm **1. CALL TO ORDER & ROLL CALL**

5:31pm **2. PROOF OF NOTICE OF MEETING**

5:32pm **3. MINUTES**

5:35pm **4. OPENING OF MEETING**
4.1 All email contacts with the Board of Directors should be sent to every board member.
4.2 Reports & Updates from the board not listed below.

5:45pm **5. REPORTS OF OFFICERS - HOA ISSUES**

5.1 Parking Issues – Booting Vehicles & Fining Units for Parking Violations
5.2 Owners and Residents not removing snow from decks. This costs the HOA enormously.
5.3 Recycling Issues.
5.4 Bylaws are inconsistent with Declaration. Need to fix,
5.5 Other Issues?

6:20pm **6. REPORTS OF OFFICERS - MAINTENANCE ISSUES**

6.1 PRVs – 12k-15k for large PRV (plus $1,000/yr. maintenance) or $500/unit individual PRVs
6.2 Fire Alarm & Suppression Systems ($500-$700/unit to replace outdated & out of code sprinkler heads).
6.3 Decks
6.4 Asphalt
6.5 Landscaping
6.6 Other?

6:55pm **7. REPORTS OF OFFICERS - 2017 BUDGET**

7.1 Explanation of 2017 Budget
7.2 Money saving ideas.
7.3 Line-by-Line Review of 2017 Budget.
7.4 **Discussion about need to increase monthly dues and/or imposing a special assessment - Possible board vote may follow in "UNFINISHED OR NEW BUSINESS".**

7:30pm **8. ELECTION OF TWO (OR MORE) PERSONS TO THE BOARD OF DIRECTORS**

8.1 Nomination of Candidates to replace Jesse Dumas & Hilary Taylor
8.2 Election of New Directors
8.3 Board Designation of Officers

7:50pm   **9. UNFINISHED OR NEW BUSINESS**
9.1 Owners vote on Proposed Budget

7:55pm   **10. MEETING ADJOURNMENT**

_____

Agenda times are estimates only

Agenda is only an outline of suggested topics. Other topics may also be discussed and acted upon