

Fairway Estates HOA Board of Directors Meeting  
July 13, 2015

Members Present: Todd Treadway, Pat Russell and Kip Board

Received 10 gate remotes from Sutherland Security. We will be charge \$40 each.

Man gates are still being worked on.

Definition of capital improvement approved as amendment to bylaws.

Definition and clarification added to article 7 section 2n:

- 1) A capital improvement is any (i) substantial discretionary addition to the common areas, (ii) voluntary significant upgrade to common area materials, or (iii) discretionary material alterations to the appearance of the development.
- 2) Any cost incurred in the maintenance/repair/replacement to buildings, land, fixed equipment, or landscaping to restore such to their original function is not a capital improvement. The most common of these costs will be those covered by the Reserve Study for the FEHOA.

Approved news letter for community meeting Aug. 10.

Approved change in ACC fine procedures: the 3rd fine for the same problem will be double - to \$80. Each subsequent will continue to double (\$160, \$360, etc.)