

**Fairway Estates HOA 2020 Annual Meeting Minutes**  
**Graham Library - January 21, 2020**

**Board Members in Attendance:** Megann Moorman, Katie Krampert, Joe Fraumeni, Treasurer Pat Russell

**Start Time:** Meeting was called to order at 7:02 PM by President Megann Moorman

**Community Attendance:** 16 Lots present by sign in sheet. 12 total votes cast, meeting quorum requirement of 10%

2019 Annual meeting minutes read aloud and approved by all in attendance.

Proposed Budget for 2020 approved by anonymous vote 9 for, 3 against and 3 didn't vote.

Annual Treasurer's Report presented. Discussed having an audit for 2019. No motion was made to move forward on vote for audit. There was a unanimous vote by all physically in attendance to not move forward with an audit. An idea came up to maybe have a review committee made up of community members to review expenses (internal audit).

**New Board Member:** Eda Starostanko was elected as the new Board Member by anonymous vote 11, Kevin Powers received 6.

**2019 Complete Projects:** Went over the 2019 projects that were completed. Completion of the new park install, new tables at the park (removal of dilapidated table, completed sprinkler system restoration, fence by retention pond repaired/cleaned, cleaned/pressure washed vinyl fence at the park, main gate access panel replaced, landscaping upgrades, backflow inspection completed. Special thank you to Allen Gaffke for assisting the technician, Locks installed on the bypass switches on the gate controls at both entrances, signs and pet mess bag dispenser installed at the park.

**Vacant home/Lot #13:** Informed the community that the president talked to a real estate attorney and we sent a letter to the attorney that is handling the foreclosure. The broker has now declared to the bank that the home is vacant. The bank will hire a contractor to clean up the property and will hopefully be on the market within a month.

**Fence on 47th Ave:** Went over the quotes about what it would cost to replace it. The community decided that moving forward we will just fix the fence, because it should be replaced eventually when the new homes go in. Also discussed the price of trees and the fact that no irrigation exists in that area. Current conditions of the vinyl fencing along the golf course was mentioned and the fact that the replacement of the fence is a future Reserve Study project. Fence in the park (cedar fence) was also brought up. Moving forward with repairing and/or potentially replacing the fence at the park.

**Property Management:** Went over what the cost would be with a property management and what they would do for the community. We would still need a Board of Directors but the Property management would do 90% of what the Board does and the ACC.

**ACC News:** Went over information on what the ACC expects from the community. (Please see the ACC Agenda from the annual meeting which is attached). Concerns were heard regarding the gates hitting cars that are attempting to make U-turns.

**Presentations of Awards:** Thanked Joe Fraumeni for his service as a Board Member. Announced the Holiday light winners. 1st Place -Wittigs, 2nd Place James and Colleen Perry.

**Other topics:** Motion was made to vote at the next meeting that the community can vote on potential Board amendments to the By-Laws (Article 13 Section 1 second paragraph 1st sentence) – "At such time as Declarant is no longer either a Class "A" or Class "B" voting member of the Association (or, prior to such time, with the consent of the Declarant), these By-laws may be amended by the majority of the Board of Directors". Possibly have a semiannual meeting to vote on the topic. Reserve study needs a new username and password. The Roadway cracks that were filled are cracking near 212th street mailboxes - will look into seeing if there is a warranty on the repairs that were done in 2018.

**Meeting was adjourned at 8:45PM.**

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## *Fairway Estates ACC Agenda - January 21, 2020*

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- **Welcome**
- **What is the ACC? What we are looking for when we make rounds:** Yards maintained (per the CC&R's), waste containers removed after 24 hrs and hidden from view, houses cleaned and look presentable (do they need to be painted, the last time it was painted) Fence maintenance. Broken windows. Roof repair. Review Architectural requests and meet to discuss and approve/disapprove.
- **2019 Recap:** unregistered, non-running cars, parked in driveways. Per CC&R's Article 9, Section 1, not allowed. Still saw some trailers but they were moved quickly. Reminder about homes that need to be painted. Homes should be painted every 8-10 years.
- **Street parking:** we have a lot of cars in the community and although it's ok to park on the street, please refrain from parking on the sidewalk (inform your guests of this also) and if you have a sidewalk in front of your home, do not block sidewalks with cars. Parking on the grass is not allowed. Park within your driveway if possible and park on the street only when absolutely necessary.
- **209<sup>th</sup> Street parking:** Need to leave space for emergency vehicles to get through if parking on the street.
- **Address lots with unkempt yards:** Brief description of what is being done. Mention Code Enforcement website for Pierce County. <https://co.pierce.wa.us/1571>
- **Neighbor concerns:** If you have a problem with a neighbor's lot or architectural request, try to work it out with neighbor before escalating to board or ACC. Learn where your lot begins and ends. ACC only reviews Architectural requests for project being done, any permits required and timeframe listed to complete project.
- **Notices/Fines:** Copy of CC&R page will be sent with notice to show where we are getting our information from. We don't want to send fines. **Timeframe for compliance:** 15 days for notices, 30 days for fines. Fines can still fall off if request on notice is taken care of before the time comes up. Fines are \$40 per issue listed, doubles after 30 days. Give example if needed. **Reminder:** Read the CC&R's. They can be found on the Neighborhood link website
- **Warning Notices mailed to lot owners in 2019: 127**
- **Fines issued in 2019: 8**
- Thank everyone who painted their homes last year and let them know how beautiful their houses look. Thank everyone for making FEHOA a great place to live and for maintaining their lots.