

MINUTES OF THE

Fairview Estates Property Owner's Association Board of Directors Meeting
Tuesday October 3, 2023

The Fairview Estates Property Owners Association Board of Directors meeting was held at Villages Services on October 3, 2023, and was called to order at 3:12pm by President Ray Wolfel. A quorum of the Directors was present. A quorum was established.

Establish a quorum and proof of notice: In attendance Ray Wolfel, Jim Roosevelt, John Loop, Jackie Duval, Mark Conley, Kevin Amedick & Ron Campo. Absent were Dick Blair & Marcy Sigurdson. A quorum of Directors was established. Notices of the BOD Agenda were duly posted Fri, Sept 1, prior to the meeting.

Prior to the meeting Ray Greiner – Homeowner – A new development called Tuscany Ranch was presented to the Board and those in attendance. It presents a potential new & significant impact to not only Fairview Estates but the surrounding communities as well. The Developer is proposing the addition of 3 large land segments, adjacent to Fairview Estates, to an existing development approved in 1981. Tuscany Ranch will be requesting a conditional use on the three added parcels taking the low-density zoning from 1 or 2 units per acre to 6 units per acre. The proposal consists of single-family homes, attached villas & including potential 4, 6 & 8 plexes. Potential is for approximately 7389+ doors/units overall. It was suggested that as many people within the surrounding communities should attend the Planning Commission hearings and protest the potential impact on the overall area.

The Public Hearing is set for 12.07.23.

Guest speaker – Homeowner Linda Gasko – Reiterated the new policies for the firearms and the policy changes to the statute regarding behind the home storage laws. Adjacent vs adjoining properties was discussed.

Approval of the Meeting minutes:

August 8, 2023 as presented with amended changes: – **Motion** was made by Jim Roosevelt to approve the amended minutes from August 8, 2023, seconded by Kevin Amedick. **All in favor, motion carried (7/0).**

September 5, 2023 minutes as presented – Motion was made by Kevin Amedick to approve the September 5, 2023 minutes as presented, seconded by Ray Wolfel. **All in favor, motion carried (7/0).**

September 5, 2023 Organizational meeting – Motion was made by Kevin Amedick to approve the Organizational meeting minutes as presented, seconded by Jim Roosevelt. **All in favor, motion carried (7/0).**

President’s Comments - Ray Wolfel: The annual meeting was discussed, and the favored venue was determined to be Good Shepard Lutheran Church.

Financial Report – Ray Wolfel reported for Dick Blair:

Ray reviewed and discussed no issues with the financials.

MOTION was made by Jackie Duval to accept the financial report for September 2023, seconded by Jim Roosevelt. **All in favor, motion carried (7/0).**

Budget Committee Report – Ray Wolfel reported for Dick Blair

Budget was reviewed proposed 2024 Budget. Dues will remain the same at \$75 – which equates to approx. \$41,625 – there will need to be an increase next year – as the fees have been the same since 1984. The board has the authority to raise the fees up to 5%.

Motion was made by Mark Conley to accept the Proposed 2024 Budget, seconded by Jackie Duval. **All in favor, motion carried (7/0).**

Roads and Grounds Report – Kevin Amedick:

- Flowers at the front entry signs look good.
- Fernandez to mow the side roads not yet completed. There are 8 to 9 Intersections to be trimmed/mowed

– obtain an RFP for the mowing and trimming. – Kevin to oversee.

VSC Contract Review Committee:

VSC presented an addendum to their contract for a 10% increase for the year 2024. Mark Conley requested a few changes to the addendum for which Geri Bond had amended and resubmitted to the Board.

Motion was made by Jackie Duval to accept the new 2024 Addendum from Geri for VSC as amended and approve the 10% increase, seconded by Mark Conley. **All in favor, motion carried (7/0)**

Welcome Committee Report – Marcy Sigurdson: absent

Website Report – John Loop: Discussion was made by John Loop to add images to the website. Where to locate them inside the Owners portal or outside for public viewing. John will be adding the Map of Fairview Estates to the website as well. Board in agreement – leave as is with them outside for public viewing.

Covenant Review Committee – Ray Wolfel

Ray, as the committee, stated that the revised Covenant Amendment is ready for the attorney to review and advise about. **Motion** was made by Ron Campo to approve the drafted notice for the attorney review, **Jim Roosevelt seconded.** Discussion was made prior to approving the motion. **Motion not voted not carried.** Mark Conley objected to the draft letter and covenant. Jackie suggested modifying the opinion letter to the attorney to reflect the format and items that Mark sent to the Board earlier. Board agreed. A request to the attorney of approximate cost should be made as well. Ron Campo made a **motion to withdraw** his original motion, Jim Roosevelt seconded. **All in favor, motion carried (7/0).** Jackie Duval then made a motion to send Mark Conley's modified letter for a legal written opinion by the attorney, seconded by John Loop. **All in favor, motion carried (7/0).**

Jim Roosevelt ACB updates:

- Violations at present
- 6 courtesy letters – 2 outstanding, 2 resolved, 2 pending completions
- Jim – currently Assisting the homeowner and son – with the house on Monadnock – been sitting empty for several months. Husband passed away, wife not returning. Son is assisting mother in making good on all the outstanding issues. Should be remedied in the near future. Will keep board advised.

Manager's Report – Lisa Dobyanski:

Finance Report

- Aug Financials were sent to the BOD on 9.1.23
- Sept Financials were sent to the BOD on 10.2.23

Home & Lot Sales for September 2023: Welcome packets mailed. ○ 3720 N Indianhead Rd

- 3984 N Baywood Dr
- 4754 N Indianhead Rd

Upcoming meetings:

- ACB Meeting 10.10.23 at 1pm VSC office
- Board meeting 11.7.23 at 3pm at VSC office

Aged Owner Balance Updates:

- 6 owners remain delinquent in their 2023 assessments. Intent to lien, expired on 6.9.2023.

Liens (outstanding fees): The fees have been out there for a while – need to move forward. **Motion** was made by Jackie Duval to authorize VSC to file liens on all the outstanding owners with fees still due, Ray Wolfel seconded. **All in favor, motion carried (7/0).**

Old Business: None

New Business:

Jim Roosevelt stated that the ACB committee began the “Exceptional Home Award” and have chosen a home, will be sending a letter to the Owner, as well as, obtaining their approval for image use of their home for the website. The Committee will continue to look at new winners in the future. Lisa will assist with the notification.

Additional New items for next meeting: Place on agenda Landscaping Front Entrance Sign

Adjournment:

Motion to adjourn was made by Ron Campo to adjourn the meeting at 4PM and seconded Jim Roosevelt. **All in favor, motion carried (7/0)**

Respectfully submitted By:

Lisa Dobyanski, CAM

Approved by the membership as written above on: _____