

**FAIRVIEW VILLAGE HOA PHASE I
BOARD MEETING
DECEMBER 21, 2011 MINUTES**

Location Fairview Library

Call to Order at 6:50 pm. Attendance: Pat, Leslie, Jeff, Mike & Diane

Review of Minutes. November 9, 2011 Meeting Minutes Reviewed, updated and approved.

President's Report

1. Pat had contact with property management company handling lot #2, they have taken care of ARB issue and will handle future complaints
2. Pat requested paperwork from City to finalize room rental for Annual Meeting and found out the city had rented out both the upstairs and downstairs rooms all year. Pat will research an alternative site and report to the board at the next meeting.
3. Pat received a phone call from Steve Richards (city), stating he had put the invoice (\$250.00) for the two plant hangers in her mailbox. Pat requested Leslie make out a check and send to Mr. Richards tomorrow.
4. Mr. and Mrs. Painter's son recently passed away Pat will send them a sympathy card.

Committee Reports

1. Treasurer (Leslie VH)

Balance as of 12/21/11	
Checks cleared	-\$19.92
Outstanding checks	\$0
Deposits	\$0
CHECKING BALANCE	\$3,477.89
Contingency Reserve CDs	\$4,004.11
Wall Reserve CDs	\$38,692.46
TOTAL ASSETS	\$46,076.76

2. Wall (Mike G/Chris J) - To be discussed in "new business"
3. Welcome (Deny S) - Nothing To Report
4. Website/Newsletter (Pat) - 17,969 page views since last meeting
5. ARB (Jeff W) - December walkthrough - only two lots not in compliance. - Lot #86 (1st notice) and Lot 83 - needs 2nd notice
6. Entrance (Chris B) - Replaced light bulbs in November and submitted receipts to Leslie for reimbursement
7. Graffiti (David M) - Nothing To Report
8. Review and correct address list - Pat distributed an updated list dated 12/21/2011.

Old Business – NONE

New Business

1. Mike recommended we continue on the planned repairs to the wall. The quote from Stucco Systems, Inc. to repair the walls, dated February 2011 was \$14,700.00 for repairs & paint for the top and outside of the wall along Gilson and \$27,300.00 for repairs and paint for the top and outside of the wall along NE 223. The board requested Mike to obtain an updated quote for the repairs and we will discuss at the next meeting. The board discussed the possible scenarios and will put the final plan in place at the next board meeting once we have the updated quote for the repairs.
2. The board to begin budget process. Pat handed out documentation of the HOA actual budgets for 2005 through 2009, proposed budget for 2011 and proposed budget for 2012 for the board's review and discussion during the board's next meeting.

2012 Budget - The following 2012 budget recommendation discussed:

Category	2011 Budget Forecast	2011 Actual Expenses as of 12/21/2011	2012 Budget Forecast
Insurance	\$2,000.00	\$ 1,878.00	\$ 2,000.00
Lic/ fees	\$2,000.00	\$ 654.14	\$ 1,200.00
Operating & Supplies	\$1,000.00	\$ 118.04	\$ 1,000.00**
Newsletter	\$ 500.00	\$ 416.78	\$ 500.00
Activities /Meeting	\$ 400.00	\$ 247.49	\$ 400.00
Board Expense Supplies	\$ 400.00	\$ 87.99	**
ARB Expense	\$ 200.00	\$ 76.30	\$ 100.00
Annual Assessment Expense	\$ 200.00	\$ 38.20	**
Wall maintenance	\$8,470.00 (Short Wall)	\$10,820.00	\$14,700.00 Gilson \$27,300.00 NE223
Landscaping	\$ 600.00	\$ 250.00	\$ 400.00

**2012 Budget Forecast: Board Expense Supplies & Annual Assessment Expense are included in Operating & Supplies.

Anticipated Income:

2012 dues (if kept at current levels): \$17,200.00. With an increase of an additional \$5.00 per homeowner \$17,630.00

Contingency CDs as of 12/21/11 \$4,004.11

Wall Reserve CDs as of 12/21/11 \$38,692.42

The board requested Leslie obtain updates on the "maturity dates" on the following CDs: 475-4945, 441-6688 & 351-6670. The board will continue discussing the 2012 forecasted budget at the next meeting.

Adjourned at 8:05 pm.

Next Board Meeting: Wednesday Jan 18th at the Library, starting at 6:00pm

Submitted by Diane Jacobson, Secretary