

FAIRVIEW VILLAGE HOA PHASE I
BOARD MEETING
February 8, 2012 MINUTES

LOCATION: Fairview Library

- Call to Order: at 6:50 pm. Attendance: Pat, Mike, Jeff & Diane
- Review of Minutes: January 18, 2011 Meeting Minutes reviewed and approved.
- President's Report
 1. Pat stated she had verified that there would no charge for rental of Fellowship Hall at Wood Village Baptist Church.
 2. Pat stated she had completed State of Account info for possible sale of lot #41 (Jamar).
 3. Pat stated she had mailed Annual Meeting notices to the homeowners.
 4. Michelle Wright forwarded her proxy and indicated that they were unable to rent house (lot # 23) and are in process of foreclosure.

- Committee Reports

1. Treasure: (Leslie VH) Leslie was unable to attend the meeting. Pat will request necessary financial information prior to the annual homeowners meeting February 28th which will be presented at the meeting.

Pat presented information from the bank in reference to the contingency and wall CDs. The board reviewed and discussed the "maturity dates" on the CDs and possible changes needed to adjust for the upcoming 2012 budget forecast.

2. Wall (*Mike G/Chris J*)

Mike presented highlights of the report and needed repairs to the wall to be completed by Stucco Systems, Inc. The board reviewed the report and attached pictures of the wall where repairs are needed. Mike stated that the repair company will wash the wall prior to its repair for no cost. (in the original bid they had wanted to charge for the washing). The board requested he take updated pictures of the wall at those locations to review with the homeowners at the annual meeting. Mike stated he would present a power point presentation at the meeting to share with the homeowners and highlight the needed repairs on the exterior walls.

3. Welcome (*Deny S*) Nothing To Report.

4. Website/Newsletter (*Pat*)

Pat reported 7515 views since 1/18/12, 54 active users and 23 inactivated users.

5. ARB (*Jeff W*)

Jeff stated he had completed an inspection today and 8 violations. Six were unresolved from last month – two for Christmas lights and four for garbage cans. There were two NEW violations for garbage cans.

6. Entrance (*Chris B*) – Nothing To Report.

7. Graffiti (*David M*) – Nothing To Report.

- Old Business
- 2012 Budget - The following 2012 preliminary budget discussed:

Category	2011 Budget	2012 Budget Forecast
Insurance	\$2,000.00	\$ 2,000.00
Lic/ fees	\$2,000.00	\$ 1,200.00
Operating & Supplies	\$1,000.00	\$ 1,000.00**
Newsletter	\$ 500.00	\$ 500.00
Activities /Meeting	\$ 400.00	\$ 400.00
Board Expense Supplies	\$ 400.00	**
ARB Expense	\$ 200.00	**
Annual Assessment Expense	\$ 200.00	**
Wall maintenance	\$8,470.00 (Short Wall)	\$14,700.00 Glison \$27,300.00 NE223
Exterior and/or Interior Wall Cleaning	\$1430.00	
Landscaping	\$ 600.00	\$ 400.00
TOTAL	\$17,200.00	\$47,500.00

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

Anticipated Income:

The board reviewed the options of increasing the annual homeowners dues but decided keeping the annual dues the same, \$200.00, would be adequate to cover the 2012 budgeted forecast with maturing of the Contingency CDs and Wall Reserve CDs over the near future.

- New Business
None
- Review and correct address list - Pat distributed a new address list.
- Adjourned at 7:50pm

Next Board Meeting: Annual Homeowners Meeting February 27, 2012.