

FAIRVIEW VILLAGE HOA PHASE I – 2022 Annual Meeting Minutes
June 18, 2022 @ Fairview Community Center

President Wayne Palmiter called the meeting to order at 12:47 pm. In attendance were board members Chris Birch, Kurt Hudson, & Wayne Palmiter.

- Calling of the roll and certifying of proxies – a quorum of homeowners was in attendance,
- Proof of notice of meeting – Wayne gave notice of the meeting.
- Reading of minutes of preceding meeting – a motion to waive the reading was made by Brian Sonnier and seconded by Doug Walls. There was a question regarding any unfinished business from the prior meeting, and there was not. The motion passed unanimously.
- Reports of Officers:
 - President – Wayne introduced the current Board of Directors. The May board meeting at the Fairview Library worked well and will be held at the Library until further notice.
 - Vice-President – Kurt gave an update on finding alternative insurance companies for the HOA. Not many companies are interested, but he is waiting for quotes from a couple. Coverage is for the beige wall on the outside of the neighborhood, and for liability for the HOA and its board.
 - Secretary / Treasurer – Wayne reported on behalf of Jeff Dennerline that the finances are in good shape with \$63k+ in reserves. A 2021 Profit & Loss statement was handed out. As of June 10th, 7 properties have not paid the 2022 annual assessment, and payment is being pursued.
- Reports of Committees:
 - Welcome – Wayne reported on behalf of Arnetta Shaffer that all new owners are being given the HOA welcome letter, and a personal welcome by Arnetta.
 - Wall – Chris reported that the wall condition is good with no graffiti so far in 2022. A group discussion about potential areas needing attention, and the need to clean the wall for both its appearance and to assess whether any painting is needed.
 - ARB – Wayne reported that the ARB activity was limited during the winter, but yard and home maintenance compliance reviews have started for 2022. Current members are Desi Hudson, Donna Helzer, Maxine Kuhnau, Teresa Birch, and Wayne.
 - CC&R Review – Wayne reported that the Fall of 2022 is the plan to hold the informal community discussion for CC&R changes, with the goal to vote on changes at the 2023 Annual Owners' meeting. The idea of temporary changes to test them out was liked.
- Election of directors – the terms for Arnetta Shaffer, Chris Burch, and Kurt Hudson ended with the 2022 Annual Meeting, but are willing to continue. No other individuals were nominated. A motion to re-elect them was made by Wayne Palmiter, was seconded by Anson Bie, and passed unanimously.
 - Arnetta Shaffer through the 2023 Annual Meeting
 - Chris Birch through the 2023 Annual Meeting
 - Kurt Hudson through the 2024 Annual Meeting
- Unfinished business – none.
- New business
 - A confirmation of the current HOA mailbox policy was requested – each owner is responsible for their mailbox, and the mailbox styles must match the rest of the neighborhood in both style and color.
 - These topics that are of interest to the community, but outside the scope of the HOA, were discussed: speed bumps in neighborhood, trees in parking strips.
- Adjournment – a motion to adjourn made by Chris Birch, was seconded by Bob Fenske, and passed unanimously. The meeting adjourned @ 1:40 pm.

Submitted by:

Wayne Palmiter, FVHOA Phase 1 President (on behalf of the Secretary)