

Fairview Village HOA PHASE1 BOARD MEETING
DECEMBER 3, 2024
FAIRVIEW LIBRARY

ATTENDEES: Dixie Bowen-President, Kurt Hudson, Jeff Dennerline- Treasurer, Kay Metsger-Secretary, Jessica Hall

Guest homeowners: Teresa/Chris Birch, Wayne Palmiter, Ryan McDermott, Curtis and Cara Lee

Meeting was called to order by Dixie at 4:35 PM

- Jeff moved to approve prior Board minutes, Kay seconded the motion, motion carried.
- Jessica Hall reported successfully being added as “co-administrator” of the HOA website with Jeff Dennerline; she requests her forwarding email address to be jhallfairview, omit previous ones submitted
- Dixie gave the wall committee report: all repairs completed/paid in full
- Dixie also reports the Welcome committee outreach to all new homeowners that she knows of. A copy of the CC& Rs/packet was shared with them.
- Jeff provided a 2024 list of checking account expenses/current balance for the Treasurer’s report
- Kay (Secretary’s report) has reported success in sharing all minutes/ARB activity to Jessica Hall for input into the HOA website/dashboard. The ARB reports that the new rotation of neighborhood walkarounds has gone well since Sept. Intent was to provide walking schedule throughout the year and to apportion the weeks to each ARB member in a predictable schedule. All results are collated by Kay in the fourth week of the month, and given to Dixie to review. Dixie has been successful in reaching out early, having discussions either by email or in person.
- Discussion centered around the existing CC&R’s and whether to correct/change them at this time. It would require time and resources with our retained lawyer, Trevor; Jeff reports that it has been difficult to reach him. It was implied that perhaps minor changes would/could be made with minor investment of lawyer time/expense.
- Homeowner, Ryan McDermott, requested a review of the ARB observation of garbage cans being left out in public view on his property.
- The scope of work of the ARB and the intent of the CC& R’s were reviewed (i.e. what is City and what is HOA). Since there will be a vacancy on the ARB committee from Jan-June 2025, it was suggested that Ryan be the interim ARB member. He agreed to try it, learn more of the ARB committee intent, reporting mechanism with regard to multiple HOA issues. He brought up several issues in/around his property that were violations in the past. Since the leadership and committee members change over time, it is reasonable to expect that fresh eyes might put new focus on neighborhood livability and enforcement practices.
- The 2025 annual Homeowner’s meeting is slated for Saturday, Feb. 15th; Jeff will secure Fairview City Hall at 1:00 pm with time for mingling after the meeting. Kurt Hudson requests to end his HOA Board member role.
- Dixie will work on a winter newsletter reminding homeowners of dues dates to submit annual dues and that they will be payable at the HOA annual meeting. Dixie will also cover some safety/security points in this newsletter. PSAC (public safety advisory committee) might be a helpful resource as well, on the city website. Also, news about the creek, vegetation, diversion of water will be reviewed.

Meeting was adjourned at 6:06PM

Respectfully submitted,
Kay Metsger
HOA Secretary