

FAIRVIEW VILLAGE HOA PHASE 1-ANNUAL HOMEOWNER'S MEETING
February 15, 2025 at 1PM
Fairview City Council Chambers

In attendance: The board, consisting of Dixie Bowen, Jeff Dennerline, Kay Metsger, Jessica Hall, (Kurt Hudson absent)

-Meeting called to order at 1PM

-Homeowner's roll call taken and proxies counted. Jeff reported a quorum plus 1 was present.

-Reading of previous owner's meeting notes was waived by motion and vote

-Committee reports:

- Wall committee (Rich Bowen/Chris Birch)
 - Accident in spring of 2024 to wall, needing \$800.00 repair
 - Two instances of graffiti were immediately painted over
 - Vegetation cut back from wall area in the fall
 - Jeff requested paint color/code used by our HOA be shared with adjoining HOA inquiring about using the same color. Rich or Chris to forward information via email to Jeff, or Jon Berlin at City Hall.
- Welcome committee (Dixie)
 - Six properties changed ownership in 2024, all visited, given welcome/ information on HOA. Two houses have sold since Jan. 1.
- ARB committee (Dixie)
 - New rotation for observations include 12 months of observation, each of 3 members responsible for one week per month. Monthly roll up report reviewed by Kay/Dixie for follow up/action; Dixie will contact homeowner's via text or email prior to sending out any formal notice to invite a quicker resolve.
- Communications committee (Jessica)
 - Working on cleaning up dashboard, enhancing features, making a more friendly format, easier of use

-Board reports:

- Secretary (Kay)
 - Working with Jessica on dashboard postings/forms/etc
- Vice President (Kurt) absent; Dixie announced VP board vacancy
- Treasurer (Jeff)
 - Expense report copies distributed (2-1-24 thru 2-15-2025) plus check register line items highlighted
 - Profit/loss statements reviewed (Total of \$6300.00 for 2024 expenses included wall repair and entry light repair
 - All dues were collected in 2024!
- President (Dixie)
 - Status of the CC&Rs -- Outdated CC&Rs need modified regardless of fees to do so. It's impossible to enforce outdated regulations fairly.
 - Parking strips, trees and sidewalks -- the city/developers messed up in 1995+ and planted the wrong trees which are now outgrowing their area and causing sidewalks to buckle. "City Sprite Zelkova" are required in the planting strips in our HOA.
 - You must get CITY approval to remove trees. Please inform HOA also. It is likely the city will, at some point, require replacement of trees removed over the years.
 - Homeowners are responsible for their trees' maintenance -- Trimming trees can slow root growth, which may postpone sidewalks from buckling. It's possible we could get a volume discount if neighbors work together with a tree service.
 - The city is not currently paying for sidewalk repair, but will reimburse \$6/sq/ft.
 - "City Sprite Zelkova" trees can be found in Boring Square Garden Center

- Many residences do not have working irrigation in their parking strips, something to think about in the future.
- Mailboxes
 - Residents are responsible for mailbox repair and maintenance
 - Cleaning mailboxes and posts also residents' responsibility - perhaps a committee will step up to help clean all the mailboxes
 - If mail theft is a concern, inserts can be purchased for boxes or you may want to rent a PO Box
- Alleyways and Easements
 - Despite an error in the plats made in 1995, the city considers our alleys "public"
 - The areas near the creeks are protected wildlife easements. You may plant native plants in that area and can trim invasive species and downed trees, but otherwise from 37' or 50,' depending on which creek, need to be left wild. No dumping is allowed as well.
- Safety concerns
 - If you see something, say something. Get to know your neighbors! If you see folks that don't belong, ask your neighbors. If you see theft, report it to the police. Police can't help if they don't know there are problems.
 - Have emergency supplies easily accessible - Public Safety Advisory Comm. Is a good source of information.
- Lighting
 - CCRs are out dated. The bulbs described are no longer legal. The CC&Rs call for "photoelectric" i.e. "dusk to dawn". We'll be looking into making changes as needed.
- Trash/Recycle/Green bins
 - The guideline to these bins being out of public view has not been enforced for several months as some things were reviewed. They will be enforced now.
- Volunteer opportunities
 - Still need one ARB volunteer

-DISCUSSION:

Bob Fenske asked what CC&Rs are enforced, what are grandfathered in? What does the ARB choose to report/move to further action? Deviations in original paint colors/fences were pointed out. Everyone agrees that the CC&Rs need revision; Dixie explained that we need to look at the original intent, be consistent, can't realistically go backwards to enforce.

A question on the middle housing language on the website was raised. It was required by the state to include language pursuant to single family housing/no discriminate clause.

BOARD ELECTIONS: 2 interested persons are running for the vacant position. Janet Tanney was voted onto the Board. Rob Harding was not present.

NO NEW BUSINESS

Meeting adjourned at 2:40PM

Respectfully submitted by Kay Metsger, FVHOAphase1 Secretary