

FAIRVIEW VILLAGE PHASE 1 HOA
BOARD MEETING, OCT. 20, 2025 Fairview City Library/4PM

Present: Dixie Bowen/HOA President, Jeff Dennerline/HOA Treasurer, Kay Metsger/HOASecretary, Jessica Hall/HOA Board member
Guests: Nick and Staci Dixon, Rich Bowen-Wall committee, Wayne Palmiter, Bob and Linda Fenske, Tony and Peggy Rosca, Andrew Miller, Kathy Ruckman (ARB committee), Brandon Vogelpohl/VIP Property Management

Meeting was called to order at 4:02PM by Dixie Bowen Reading of the minutes from May 29, 2025.
Motion/second for minutes to be approved, motion carried

Treasurer report: all current for routine transactions

Secretary report: no outstanding issues

Jessica's report on dashboard/maintenance: backlogging done/dashboard current Rich Bowen: Wall committee-recent cutting of some wall vegetation complete Dixie: ARB- all requests for approval are current

Rotations of current ARB members was discussed (3 people/1/week, every month) Continuity and deadlines were discussed

Everyone responsible to report violations as they are observed Dixie desires to roll over the ARB leadership from the President's role to another person asap

Suggestion to post violations in the newsletters

Andrew Miller expressed interest in serving in an ARB capacity

New Business:

Open Board positions: 1 to fill vacancy and 1 to fill Dixie's term expiration in Feb. 2026. Need to appoint a Vice President

Suggestions include everyone to contact 1-2 possible candidates for the Board position and submit names to Dixie for Feb. Homeowner's meeting/ballot.

Discussion on what happens if Board positions are not filled. Outside contracted services still require the HOA to have a Board of Directors

Neighborhood Safety Concerns:

Several examples of recent safety breeches were shared. (Woman in neighborhood digging up plants in yards, strange man in Stone Park for 8 hours, packages stolen from porch)

Ongoing, current threats to neighbors, Lot 2,3 was discussed. Lot 2 Yellow card violation for garbage cans in view sent out Sept. with compliance by Sept. 19. Garbage cans still noted as in violation.

Secretary to send out a follow up pink violation card on Oct. 21, 2025, with "immediate compliance".

Both violation cards were sent to VIP Property Management, ATTN: Brandon Volgelpohl. Nick and Stacy described threat level/examples to HOA and Brandon. There are texts and dog barking incidents. Nick was encouraged to notify local law enforcement, file police reports, provide evidence directly to VIP Property Management. Suggestion to contact John Burland at City of Fairview for noise violations.

Dues and Feb. 2026 Homeowner's meeting will be slated for Sat., Feb. 21, in Fairview Council Chambers. Meeting was adjourned at 5:42PM