



Annual Meeting of Homeowners
Fairmount Firehouse
December 4, 2017

Minutes of Meeting

The Annual Meeting of the Homeowners was called to order at 07:04 pm pursuant to a proper notice of meeting.

The Secretary announced that a quorum was present to conduct the business of the Association, with 18 homes present and 4 represented by written proxy.

Homeowners were welcomed by Justice Kelley, President, with introductions of Board Members, including Justice Keller, Bill Brown, Leslie Rutherford, and Tim Raub.

The Minutes of the Annual Meeting of the Homeowners held November 29, 2016 were distributed to the attendees. Tom Tiffany moved to waive the reading of the minutes and to approve the minutes as presented. Upon second by Dale Anderson, the motion was unanimously approved.

Tim Raub presented the an overview of the Association structure, governing documents, management, regulatory environment, design and review committee, the assets of the association, consisting of four parcels of common real estate, the perimeter fence and cash in the bank. He also made a presentation about easements, including what they are, how they are recorded and how they function.

President Keller introduced two guests at tonight's meeting, Steve O'Connell and Cameron Ratdke from Ball. They have been appointed as the point of contact for all issues as they relate to the noise increase in our neighborhood this year. They give us a status update on mitigation efforts currently underway. Ball has installed new noise silencer systems. The new system has not completely fixed the problem and Ball has hired an outside 3rd party engineering firm to find the source of the problem. Ball is working on fixing a solution to the noise.

Leslie Rutherford presented the highlights of the activities for 2017 including:

1. Hail storm repairs and the DRC's busy schedule
2. The repainting of the entryway sign
3. Ongoing discussions regarding the storm water drainage
4. Tree removal / trimming
5. Reminder letters of covenants to all residents
6. Covenant enforcements – 8 violations of which 6 have complied
7. Halloween decoration contest was awarded to Lou Hamm

Justice Keller presented the following highlights of the activities for 2017:

1. Fence research and document rewrites

There was not enough interest in a committee to spearhead the daunting task of completing a Reserve Study. The Board had many discussions in 2017 to discuss a way forward on the perimeter fence. Bill Brown will lead a dedicated discussion on the Board proposed solution to the perimeter fence issue facing the association.

2. Trash contract renewal

We received 3 bids: Waste Management, Alpine and Republic. All companies required that we couple together recycling and trash. We could no longer entertain the idea of having elective recycling per lot. Republic came in the lowest and came out to about \$10.93 per lot per month including recycling. Waste Management was \$600-\$800 a year more than Republic. Alpine was \$18 per month without recycling. Those who elected recycling last year will be paying \$5 less than last year's \$380 in total.

3. Community Board

We purchased a community board. As we discussed at last year's meeting we can no longer post Association items on the mailboxes. After much research we settled on a light grey outdoor protected message board that will have a designated area for Board Announcements and the rest of the message board will be used as a neighborhood communication tool. More information will be posted on the board when it is installed in the first quarter of next year. The cost of the board was approximately \$850.

Treasures Report:

Bill Brown presented the financial statements for the eleven month ended November 30, 2017. Bill noted that there were some additional expense for December 2017, but expects an estimated net profit for the year of 2017 to be between \$3,000 and \$3,500. Bill then presented the Budget for 2018 with explanations of principal items. After discussion and few questions regarding the budget, there was no motion to object the 2018 Budget, so the 2018 Budget was hereby ratified. The Homeowner annual assessment for 2018 will be \$375.

Election of Directors:

The Board is comprised of 5 Directors with no less than 3 Directors. The elected Directors serve a 3 year term. Currently, there are 3 Director Positions that need to be filled. Justice and Bill's 3 year term is expiring and there is a vacant position available. Justice opened the floor for nominations to serve as Director's. Justice Keller and Bill Brown has been floor nominated to serve as Directors. With no further nominations, Dale Anderson motioned to accept the nominations as presented and seconded by Greg Miller, the motion was unanimously approved. The Director's for the 2018 Board will be Justice Keller, Bill Brown, Leslie Rutherford, and Tim Raub with one vacant position.

Perimeter Fence Discussion:

Bill presented the handout material (attached) regarding the perimeter fence options. The floor was opened for comments and suggestions. After much discussion it was determined that the Board will move forward with the option of increasing the annual dues to fund the replacement of the perimeter fence. A further discussion meeting for all the homeowners will be held prior to the commencement of this project.

Design and Review Committee (DRC):

Justice noted that our current DRC members have served for 2+ years. We would like to see others come forward and volunteer to be a part of this committee. This committee is formed to review and approve each Exterior Improvement to property and maintain the quality and architectural harmony of all of the Improvements constructed on any portion of property. Greg Miller noted that he would like to resign his position on the committee. Justice opened the floor for nominations to serve on the DRC. Brian Nickel has volunteered to fill Greg Miller's position on the committee. There were no other interested individuals.

Board Nominating Committee:

Justice had noted that In accordance with our Bylaws it states that a Nomination for election to the Board shall be made by a nominating committee. The nominating committee will serve from the close of this annual meeting to the close of the next. The committee is tasked with finding interested parties throughout the year to serve on the next Board of Directors. The floor was opened for anyone to state their interest in serving on the Board Nominating Committee. No nominations were made and there was no Committee designated and this time.

There was no other business brought before the meeting.

Meeting adjourned at 08:39 pm.

A handwritten signature in blue ink, appearing to read 'T. Raub', is positioned above the typed name.

Tim Raub, Secretary