

# *Ridge at Fairwood* – HOA Meeting Minutes- Corrected – 11/17/2016

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**Date of Meeting:** 11/17/2016, Time 7:00 P.M.

**Location:** Fairwood Golf & Country Club

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## **2016 Board Members:**

Joe Pratt, President

Ed Jones, Treasurer

Rosie Rourke, Secretary – Minutes prepared by Rosie Rourke

## **Architectural Control Committee:**

Jon Koloski

<b>Meeting Schedule</b>
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- **Call to Order 7:15pm**
  
- **Attendance-** attached roster = 19 in attendance and/or by proxy
  
- **Secretary's Report**
  - ~ 2015 Meeting minutes read and approved.
  - ~ Holiday Party, Dec 4<sup>th</sup> 2016, 5pm social hour, 6pm Dinner at Fairwood Golf & CC
  - ~ Any changes to Roster? No changes
  
- **Architectural Control Committee**
  - ~ Annual Report-ready by Jon K. See attached.
  
- **President's Report**
  - ~ Announcements-Hand out regarding Wesley Homes from Jerry Flagel. Rosie handed out holiday party for community and invited The Ridge kids and grandkids to attend.
  - ~ Bear Update-bears are prevalent and Joe P provided tips. Such as garbage cans inside, bird feeders avoided, harvest fruit trees.
  - ~ Landscape Committee Report-Since 2003 the entry signage and common area has been an issue. A committee was formed this year and the committee met with many vendors to determine costs and scope. Landscape Architect was chosen, Lauchlin R. Bethune Associates. See reports for financial data and renderings. Slide show presented.
    - A motion was made and seconded for a one-time assessment of \$1000 from each homeowner and for the monthly HOA dues to increase to \$300/year. Motion approved with 18 approvals and 2 no's.
    - HOA dues are due now. The one-time assessment for entry beautification is due by no later than January 31, 2017.
  
- **Treasurer's Report**
  - ~ Report & Dues discussion by Ed Jones-see attachment
  - ~ Volunteers to audit the books-volunteers: Ed Tebrock and Scott Griffin
  
- **Nomination for Officers & Architectural Control Committee**
  - ~ Architectural Control Committee-After 12 years, Jon K. is stepping down. Volunteer(s) requested. Ed Tebrock volunteered to help along with Jon for a transition.

- **Old Business**-none to discuss
- **New Business**—none to discuss
- **Next meeting date**
  - ~ Annual HOA Meeting 2017 -- Nov 14, 2017
  - ~ Save the date - Holiday Party 2017 -- Dec 3, 2017
- **Adjournment** – Motion approved to adjourn 8:20pm