

Fairway Hills Estates HOA 2023 Annual Members' Meeting Minutes
Wednesday, December 6, 2023
Park Meadows Country Club

Attendees

HOA Board Members: Patter Birsic, Kathleen Juhlin, Seth Beal, Eric Turner, Seth Lansky
HOA Members: Stuart Goldner, Lita Hoffmann, Dan & Michelle Cone, Peter Yogman & Dianne Walker, Jeanne Raynes, Jim and Barbara Svoboda, Rad & Kelly Dye, Wally Phillips, Ron & Pam Reich, Allison Cook & Jimmy May, Eric Juhlin, Cindy Matsumoto, Joe & Jennifer Bevilacqua, Jennifer Johnson, Kara Beal, Mike & Barb Lindbloom, Maggie Turner, Jennifer Lansky, Scott & Stacey Becker, Bruce & Julie Cooper, Kathy Opolski, Tod & Tami Frohnen, Nancy Johnson, Suzanne Pierce Moore, Jim & Greta Church, Gary & Elvia Hennings, Michelle Factor, Sommer Thomas, Mark & Julie Reese, John Warren

The Meeting started at 5:40 PM.

Welcome by Patter Birsic, President

Quorum

We had a quorum with 32 homeowners represented in attendance and the 35 proxies had been received.

Approval of the 2022 Fairway Hills Estates HOA Annual Member's Meeting Minutes

First Motion: Eric Juhlin, Second Motion: Allison Cook Yay 100% Nay 0%

2023/2024 Budget

The 2023/2024 budget was shared, which is similar to last year's revised budget. There were no comments or questions.

First Motion: Kara Beal, Second Motion: Eric Juhlin Yay 100% Nay 0%

Proposed Annual HOA Fee

The annual fee was set at \$250 based on the budget. There were no comments or questions.

First Motion: Wally Phillips, Second Motion: Dianne Walker Yay 100% Nay 0%

Nomination of Board of Trustees

First, the Board thanked Patter Birsic for her two 2 terms as President.

Seth Beal was nominated to become President.

First Motion: Patter Birsic, Second Motion: Barb Lindbloom Yay 100% Nay 0%

Eric Turner was nominated to become Vice President.

First Motion: Patter Birsic, Second Motion: Dan Cone Yay 100% Nay 0%

Seth Lansky was nominated to a third term as Secretary/Treasurer.

First Motion: Patter Birsic, Second Motion: Cindy Matsumoto Yay 100% Nay 0%

Hand vote was then taken to fill the open Board of Trustees position:

No additional nominees were suggested. Max Valverde received more votes than Tom Jacobson.

New Business

Discussion on updating our CC&Rs to include additional language to not allow Fractional Ownership. Seth Beal explained what it is, and how it would affect the neighborhood. While the current CC&Rs may cover the issue, we want to have more specific language in the CC&Rs for the future. Questions/comments were addressed. Discussion on why this would be handled as a separate item with a separate proxy in the new year, as 80% of the homeowners are needed to change the CC&Rs. By a show of hands, all in attendance thought adding the additional language was appropriate.

Questions and answers followed discussing the 2043 sunset of our HOA, up zoning criteria, and the State mandate for increased housing.

Other Business

Accessory Dwelling Units/Apartments

Issue was raised by Nancy Johnson to learn what the HOA was doing to help keep ADUs from being built in our HOA. We should be covered based on the total allowable square footage per lot covers us on this fairly well.

Taxation discussion with a question about when properties are assessed.

Introduction of new City Councilman Bill Ciraco and some comments were shared by him – fractional ownership, ADUs, workforce/affordable housing, building by the movie studio, other building, potential Gordo parking project (<https://www.kpcw.org/park-city/2023-09-22/gordo-property-on-sr-248-seen-as-future-park-and-ride>), traffic, childcare and more. Another question came up about the makeup of the city council members which Bill answered with each member's name. Then he discussed his background and perspectives on Vail and Alterra needing to be better community members as a priority for us all.

Motion to adjourn: Eric Juhlin, Second Motion: Alison Cook

The meeting concluded at 6:30 PM.