

Fairway Hills Estates HOA 2024 Annual Members' Meeting Minutes
Wednesday, December 11, 2024
Park Meadows Country Club

Attendees

HOA Board of Trustees: Kathleen Juhlin; Seth Beal; Eric Turner; Seth Lansky; Max Valverde

HOA Members: Michael & Melissa Giese; Don & Barbara Walker; Hub & Andrea Hanson; Stuart Goldner; Dan Cone; Jim & Sylvia Noble; Jim & Barbara Svoboda; Peter Yogman & Dianne Walker; Ron & Pam Reich; Allison Cook & Jimmy May; Eric Juhlin; Joseph Bevilacqua; Gary & Karin Eastham; Kara Beal; Mike & Barb Lindbloom; Jennifer Lansky; Steve & Shelley Kern; Kathy Opolski; Tod & Tami Frohnen; Gary Hennings; Matt and Summer Thomas; Mark & Julie Reese

The meeting was called to order at 6:03 PM.

HOA Board President, Seth Beal thanked the members for their attendance and issued a special thank you to former President Patter Birsic for her help in arranging the annual meeting.

Quorum

Seth Lansky confirmed there was a quorum to begin the meeting. 24 members in attendance and an additional 42 member proxies.

Approval of the 2023 Fairway Hills Estates HOA Annual Member's Meeting Minutes

First Motion: Kara Beal, Second Motion: Mark Reese

Voice vote was unanimous in favor of the motion.

2024/2025 Budget

Seth Beal presented the 2024/20245 budget and highlighted the line item for "ROS Maintenance". He mentioned that the open space clearing work was not performed in 2024, but is currently planned to be done in 2025, or as needed every few years. Questions from the attendees included whether the HOA is trying to build a cash reserve. Answer was no, current annual assessments are designed to maintain reserves against a future unforeseen need. A motion was made to assess the membership \$250 for 2025 HOA dues.

First Motion: Karin Eastham, Second Motion: Eric Juhlin

Voice vote was unanimous in favor of the motion.

Nomination of Board of Trustees

Seth Beal said that Kathleen Juhlin's board term was ending in 2024. Mr. Beal asked if any member wanted to fill Kathleen's board seat for the subsequent term (2025-2028). No other member volunteered. Kathleen accepted the nomination.

First Motion: Seth Beal, Second Motion: Seth Lansky

Voice vote was unanimous in favor of the motion.

New Business

Fractional Ownership Update: Seth Beal reported on the HOA's efforts to secure county approval for the HOA's restrictions on fractional ownership. The HOA members have previously voted to prevent fractional ownership, and approved the necessary amendment to our CC&Rs. However, the county recorder's office has rejected our filing twice and we need to add language to our amendment giving a legal description of each lot affected. The HOA board will change the amendment to include the language required by the county recorder's office and then

will recirculate the amendment to the homeowners in 2025, and homeowners will need to vote again.

Signs: Seth Beal presented the issue of signage particularly signs representing political candidates and causes during the election cycle in yards within the HOA. The CC&Rs prevent all signs except for construction and real estate signs. In the memory of the current board members, the HOA has never enforced that restriction against political signs. Mark Reese also said as a former board member that he never recalls that restriction being enforced. There was concern that preventing political signs entirely could be an illegal restriction of free speech rights and give rise to a costly lawsuit. Others spoke against allowing any signs. Seth Lansky described the municipal restrictions on signs and said he had reminded homeowners to remove their political signs after the election is concluded. At the suggestion of a member, a hand vote was taken about not allowing signs (follow the CC&Rs) and nearly everyone raised their hands. The board stated that they will remind members to follow what is in the CC&Rs.

Home Improvement and Landscape Projects: Seth Beal reminded all homeowners to submit their home improvement projects and landscape projects to the HOA Architectural Committee to secure HOA board approval before beginning work. The city will not issue permits without the HOA board's approval.

Dark Sky Ordinance: A member reminded the group to be aware of Park City's Dark Sky Ordinance and the restrictions that begin on January 1, 2025. Seth Beal reminded the homeowners that is a municipal issue, not an HOA issue, and to bring up violations to the appropriate city employees.

There being no other business, a motion by Eric Juhlin to close the meeting and second by Barb Lindbloom were made to end the meeting.
Voice vote was unanimous in favor of adjournment.

The meeting adjourned at 6:45 PM