

**Fairway Hills Estates HOA 2025 Annual Member's Meeting - Recap**  
**Wednesday, December 10, 2024**  
**Park Meadows Country Club**

**Attendees**

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

HOA Members: Michael & Melissa Giese; Mindy & Bill Fauntleroy; Hub & Andrea Hanson; Lita Hoffman; Marcey Goldner; Dan & Michele Cone; Jim & Barbara Svoboda; Peter Yogman & Dianne Walker; Rad & Kelly Dye; Greg & Cheryl Wood; Ron & Pam Reich; Allison Cook & Jimmy May; Eric Juhlin; Cindy Matsumoto; John & Marion Boland; Joseph Bevilacqua; Kara Beal; Mike & Barb Lindbloom; Jennifer Lansky; Tom & Patter Birsic; Steve & Shelley Kern; Kathy Opolski; Jim & Greta Church; Gary & Elvia Hennings; Matt and Summer Thomas

The meeting was called to order at 6:35 PM.

HOA Board President, Seth Beal thanked the members for their attendance and commented on how special our HOA neighborhood is.

**Quorum**

Seth Lansky confirmed there was a quorum to begin the meeting. Between members in attendance and proxies, there were 67 homeowners represented.

**Approval of the 2024 Fairway Hills Estates HOA Annual Member's Meeting Minutes**

Voice vote was unanimous in favor of the motion.

**2025/2026 Budget**

Seth Beal presented the 2025/26 budget and shared an error with the total income. This has been corrected in the attached budget. He highlighted need for increasing the budget to cover ROS Maintenance. As per the CC&Rs, we are required to maintain our open space. While we have continued to do this, the money ran out this year; thus, the request to increase dues \$100 to \$350.

Voice vote to approve budget was unanimous in favor of the motion.

**Motion and Vote on the Proposed 2025/26 Annual Fee of \$350**

Voice vote was unanimous in favor of the motion.

**Nomination of Board of Trustees**

Seth Beal said that his and Max Valverde's board term were ending in 2025. Mr. Beal said he was will to stay on, however he also serves on the Park City Planning Commission and shared that there may be conflict issues that come forward. The assembled attendees offered support for him to stay on as President. He asked if any member wanted to fill Max's board seat, as he was not in attendance and his not stated that he wanted to continue. Marcey Goldner (Lot #16) volunteered to serve. Motions to have Seth Beal continue on the Board of Trustees and for Marcey Goldner to join were shared.

Voice vote was unanimous in favor of the motion.

### **Open Discussion**

Fractional Ownership Update: Seth Beal said that we planned on recirculating the amendment to the homeowners in 2025, but some other issues came up and the Board of Trustees thought we should look to pass them all at one time.

Fire Safety and Homeowner Insurance: Homeowners shared their concerns about Park City, fire abatement and potential homeowner insurance renewal issues. Seth Beal reiterated why the dues were increased to help our efforts to maintain the HOA open space. Seth Lansky stated he would send out the Firewise link on how to create a defensible space around individual homes and would help anyone that contacted him.

Fines: Seth Beal shared that we've had homeowners not follow the building guidelines in the CC&Rs which has caused issues for neighboring properties and the Board of Trustees. The only remedy in our CC&Rs is for the HOA to sue the homeowner and the Board of Trustees did not want to do so. The idea was to add warnings and fines if there was noncompliance – 1<sup>st</sup> offence: oral notice; 2<sup>nd</sup> offence: written notice; 3<sup>rd</sup> offence - a \$500 fine; 4<sup>th</sup> offence: a \$1000 fine. Board of Trustees will circulate an update to the CC&Rs in 2026.

Building Fees: Seth Beal noted that there is an inconsistency with what our CC&Rs say about building fees and the Fairway Hills Architectural Application Checklist on the website. Per the CC&Rs, there is a \$100 fee; the check list has fees and bonds that total \$3500. It was agreed to circulate an update to the CC&Rs adding appropriate fees.

Signs: Seth Beal shared that by Utah statutes, the Board of Trustees could not limit political signs and that we should follow Park City Municipal's rules and regulations.

Home Improvement and Landscape Projects: Seth Lansky 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 reminder was based on why we are looking to implement warnings and fines.

There being no other business, the meeting was brought to a close and everyone moved on to the holiday party.

The meeting adjourned at 7:15 PM