

ORGINAZIATIONAL MEETING MINUTES
FAIRWAY
June 27, 2000

MEETING CALLED TO ORDER: Steve called the meeting to order at 6:45 pm

ROLL CALL: Richard Grauberger—12052 Tasha Willis and Victor Bursey – 12050, Sigrid Wynn – 12038, Jennette Cherry—12056, Miles – 12044, Eva Lenox 12054

OWNERS BY PROXY: Kurt Lyda – 12034

DISCUSSION:

Steve from Colorado Management and Realty explained some of duties of the Board of Directors.

- Financial
- To set Rules and Regulations
- Imposing Fines
- To help maintain the property values

ELECTION OF BOARD OF DIRECTORS:

The Homeowners need to elect the following:

1. 1 YEAR TEARM
2. 2 YEAR TEARM
3. 3 YEAR TEARM

Several Homeowners were interested to be on the Board so the Homeowners will hold elections.

Richard -- I have lived in the area a long time and I would like to keep control of the money I spend. I am always around if the Board or Homeowners need to talk.

Janette – I want a say so in what goes on in my community, and financially, I want to get to know people and a clean environment. I want to work together to get things done.

Signa – I want to live and raise my children in a clean environment. This is my 1st home and I plan on staying here awhile. I would like to see the come together as a group and I like control in my fait.

Eve – I want to be involved in my surrounding and upkeep. I take pride in my community.

Tasha: I have lived at the property for two years, I want a respectful and clean community and I would like to take part in my community.

CC was voted in for the one-year term
Janette was voted in for the two-year term
Richard was voted for the three-year term

ADJOURNMENTS: Richard makes motion to Adjourn, Janette, seconds, all in favor.

MEETING MINUTES
FAIRWAY
June 27, 2000

MEETING CALLED TO ORDER: Richard called the meeting to order at 7:15 pm

ROLL CALL: Richard Grauberger, Sigrid Wynn, and Jennette Cherry

ELECTION OF BOARD OF DIRECTORS:

The Homeowners need to elect the following:

1. PRESIDENT
2. VICE PRESIDENT
3. SECRETARY/TRESURE

All Board members were interested in all positions. So it was decided on that name would be drawn from a hat for positions.

President is Sigrid
Vice President Janette
Secretary/Treasure Richard

NEW BUSINESS:

Public Service needs to be called to turn the lights on in the parking areas for safety reasons.

Fence around the Dumpster needs to have the gate replace.

Board needs to look into alley paving

NEXT MEETING: July 13th place to be determined, CMR will send post cards

ADJOURNMENTS: Richard makes motion to Adjourn, Janette, seconds, all in favor.

*Fairway Gardens
Meeting Minutes
September 7, 2000*

Roll Call: Sigrid, Richard **Guest present:** Regina and Carol from Colorado Management and Realty, Inc.

Discussion:

- Richard had a rear window broken in his car.
- Numerous stolen cars have been dropped in the parking area.
- Sigrid notes a unit installed bars without written request or approval from the Association. The same unit has 3 cars. One of the three cars sat for weeks without being driven.
- We would like to get the plumbing handles that can be lock with a key. Richard will look into this
- Richard will put the drainage gutter under the hose bibs.
- Trash dumpster will be new with a lid by the end of next week.
- Children at the property do not get the trash put into the trashcans because of their size.
- Richard wants to increase the due \$3 for the trash removal.
- Sigrid did not want increase the dues at this point.
- Janette would like to say on the Board. Her new address is 1210 E Fillmore
- Phoenix, AZ 85006 602-254-2958. The Board will try to contact her for impute.
- Problem with car washing at the property.
- Malcome in unit 12044 had a vandalism issue. Two kids broke the porch light. The police did take the kids into custody. Richard said we need the police report prior to fixing the fixture.
- The Bars on 12032 need to be removed from the outside window. Articles 8 section 1 page 24. That she needs to remove bars and submit plans.

Rules and Regulations:

- Sigrid marked correction on the Estes Square Rules, but in general, the rules were good with some modification.
- Fines for trash and furniture by and in the dumpster, leaving stuff in front of the dumpster. The Board wants to start fining any unit caught dumping trash.
- Sigrid wanted clarification that the renter and the owner will be notified for all fines and offences.
- Sigrid would like to send out a notice all unit must register their vehicles.
- The Association wants a two car maximum per unit
- Vandalism incorporated into the rules. (NOB HILL)

- Get rid of the good standing rule. If you are not in good standing fine and or fees talk with a Board member to lodge a complaint. Check with Steve for better wording.
- The Board felt a two-week grace period for an inoperable vehicle. Regina stated the Board can grant a variance if the owner were to request it. Regina felt 48 hours was plenty of time to repair or talk with the Association.
- Regina notes we have fine notices that the Association can use. The Board feels \$50 is too steep.
- Carol mentions that the association should charge the unit for furniture removal plus a fine.
- \$25 \$50 and \$100. For all fines.

News Letter:

- Carol will send out a letter for the Association to call big brother and big sister for furniture. If the unit is caught putting furniture out to the dumpster, the unit will be charged the pick up fee.
- Regina states once the rules are out, the Association can enforce the rules.
- Add Visitor parking. Signs need to be ordered.
- Visitor no over night parking only
- The gravel needs to be thrown into the potholes.
- Carol will get the Board a roster.

Announcement: Next meeting Saturday, October 28, 2000

Adjournment: Sigrid makes motion to adjourn, Rich seconds, all in favor

FAIRWAY GARDENS
BOARD MEETING
November 4, 2000

ROLL CALL: Sigrid, Eva 54 and Tasha 50 and Carlotta and Malcolm 44 Guests
Present: Carol with Colorado Management

Quorum present and Sigrid calls the meeting to order.

Sigrid reviewed minutes from September 7, 2000 and she makes a motion to approve them.

Nomination for a New Board of Director:

Malcolm Riley 12044

Appointment of Board of Director

Sigrid appointed Malcolm as the Treasurer for the remainder of Richard term.

Review and Discussion of Rules

Sigrid motions to approve the rules all in favor.

Storage Sheds should be looked at and reviewed on a case by case basis.

Old Business

Sigrid has noted that the trash is not being put in the dumpster properly. The Board has increased service two days a week.

If you see anyone illegal-dumping trash, let the Management Company know and we will have them sited for dumping the trash.

Sigrid has complained to Waste Management that the driver is doing his job. Carol noted that she is also having problems with Waste Management.

Please make sure all residents are getting the trash into the dumpsters.

Malcolm notes the fence has too many openings. Carol notes Nathan and Mark have the work order and they are supposed to be fixing the fence railroad ties and the gate.

Nathan and Mark are supposed to be cleaning the property once a week on Wednesday. Please be sure they are aware of the schedule.

Colorado Management and Realty, Inc. replaced the porch lamp on unit 12044 and it does not work.

New Business

Carlotta notes there is a sinkhole that needs to be filled.

The front doors have metal stripping and this could cause cuts to guests and/or residents. Carol will get maintenance's opinion.

Tasha would like to receive a copy of the insurance

Announcement: Next Meeting Date: Sigrid will let everyone know.

Adjournment: Sigrid makes a motion to adjourn, all in favor.