

**Fairway Gardens  
Meeting February 8, 2003**

Meeting called to order 12:15 P.M.

**Roll Call:** Tasha, Liz, Thelma, Eva, Carletta.  
Joan Hollway from CMR.

**Financials:** Checking \$

Board discussed the financials and what they were being charged for by CMR work orders.

Board discussed lack of response from CMR. Board wants to know when CMR people will be out and what kind of schedule to expect.

CMR to get report from police on accident with the fence on January 18th fence and pursue insurance of owner of car.

Since the board members all live in the one building, they want to know if they can do things just on their units.

Board set March 15<sup>th</sup> at 1:00 P.M. for Annual Meeting. Will propose dues increase by \$50.00. Approve budget and elect board members.

Meeting adjourned 1:00 P.M.

**Fairway Gardens  
Annual Meeting  
April 6, 2003**

**Roll Call:** Thelma Redd, Elizabeth Angulo, Sigrid Wynn, Angela Clifton, Eva Lenox, Malcolm Riley, Diane Ball, Tasha Willis.

**Management:** Joan Hollway from Colorado Mgmt & Realty

Meeting called to order at 3:10pm.

Nomination of directors:	Malcolm Riley,	12044 E. 25 <sup>th</sup> Ave
	Elizabeth Angulo	12056 E. 25 <sup>th</sup> Ave
	Sigrid Wynn	12038 E. 25 <sup>th</sup> Ave

No other nominations. All present in favor of nominees.

Discussion of budget, what all the amounts are for and what should be eliminated. Nothing was changed and Sigrid (CC) motions to approve budget as is, Malcolm 2<sup>nd</sup>'s, all in favor.

New business: Units 10340 and 10342 seem to have a lot of traffic in and out of the units and other problems with these units. CMR suggests writing emails or letters about the problems and CMR can write a letter to the owner about the tenants.

Discussion on keeping an watch on the cars in the parking lot, now that spring is here, there can now be stolen cars dropped off an left in the parking area. Note when an unfamiliar car is parked for awhile, without being moved or left in a suspicious manner. Call the police if you have any doubts.

Sigrid motions to adjourn. Malcolm 2<sup>nd</sup>'s, all in favor.

**Fairway Gardens  
Board Meeting  
April 6, 2003**

Meeting called to order 4:30pm.

**Roll Call:** Malcolm Riley, Elizabeth Angulo, Sigrid Wynn.

**Management:** Joan Hollway from Colorado Mgmt & Realty

**Election of Officers:**

Malcolm nominates Sigrid for President. Sigrid accepts.

Elizabeth nominates Malcolm for Vice President. Malcolm accepts.

Sigrid nominates Elizabeth for Secretary/Treasurer. Elizabeth accepts.

Board decides to have CMR order 2 signs for the dumpster area to say "Dumpster for Residents Use Only"

After a tour of the parking area, board decides they need to issue parking permits, have CMR order 2 more signs to say "Parking by Permit only", one post and one "Fire Lane" sign with post.

Malcolm and Sigrid will give Joan names of people to get bids on getting trees in shape and or removed.

CMR to set up a schedule of when CMR's crew will be out for yard care and trash pick up.

Get bids on getting old sections of fence on Peoira replaced completely.

Next meeting will be May 4, 3:00pm at Sigrid's. Send notice to all homeowner's that it will be a "Pot Luck" meeting.

Meeting adjourned 5:30pm.

**Fairway Gardens  
Board Meeting  
May 4, 2003**

Meeting called to order 3:15pm

**Roll Call:** Sigrid and Elizabeth.

**Management:** Joan Hollway

**Financials:** Checking \$1964.89

Send letters to delinquents.

Send Elizabeth Angulo \$5.00 for rope to haul away tree.

Insurance company requires smoke detectors in all units. All units have 3 smoke alarms and the HOA will supply 9-volt batteries for each one to insure compliance with insurance recommendations.

Insurance also recommends painting porches. The HOA will get paint and have a painting party during the summer to involve the homeowners and comply with insurance.

**Old Business:** Sigrid presents new Rules and Regulations. Discussion of rules and regulations. Additions and corrections made.

General consent to approve the Rules and Regulations with additions and corrections.

Sigrid presented two bids for repairing fence \$8550.00 and \$8500.00. On hold for more information and money.

Bid on Storm Damage of trees \$400.00. On hold.

Parking permits were issued randomly to the homeowners on the Directory. Sigrid will give the permits to the residents after they have signed for them, to save on mailing.

Storm doors. Discussion of storm doors. Board will give homeowners a choice of storm doors if they would like to install them. The homeowners do not have to install a storm door unless they want. If they want a different design it must be approved by the HOA Board.

Next meeting Sunday, June 1, 2003, 3:00pm at Sigrid.

Meeting adjourned 6:15pm.

**Fairway Gardens  
Board Meeting  
June 8<sup>th</sup>, 2003**

Meeting called to order 2:00pm.

**Roll Call:** Malcolm Riley, Sigrid Wynn, and Liz Angulo. (Malcolm left after inspection of units).

**Management:** Joan Hollway

**Financials:** \$751.17 in checking.

Insurance company has sent recommendations for improvement to property that need to be done by July 1<sup>st</sup>.

1. Smoke alarms in all living areas.
2. Paint railings and porches where needed.

Board made an inspection of the property to see what needs to be painted and found that all of the railings and porches need painting.

The porch on Units 12044 & 12046 needs to have the step repaired.

CMR to give estimate on what it will cost to have the railings and porches striped of paint and sanded. Board will supply paint and homeowners will do the painting.

CMR will send letter to homeowners about painting their own porches and railings with paint and brushes supplied by the association. Letter to be sent out this week and ask for a reply by June 19<sup>th</sup>.

Angela in #123032 wants board approval to put a storm door on her unit, she needs to have approval by the 19<sup>th</sup>. After seeing a picture of the storm door in a brochure Sigrid motions to approve Model P-801 storm door, Liz 2<sup>nd</sup>s all in favor.

Maintenance people need to put what they have done on the door tag when they are out there.

Send letter to 12030 to tell them not to pull their vehicle on the grassy area to clean out their car, park in only designated areas.

Amend rules to include "No maintenance of vehicles allowed on property, for example no major engine repairs or oil changing.

CMR to charge unit 12042 for service charge on hot water heater.

CMR to receive update from lawyers on units 12030 and 12046.

See if association can collect fees for a third vehicle to park in resident parking

Order "No Parking Sign".

Meeting adjourned 4:00pm.

**Fairway Gardens  
Board Meeting  
November 24, 2003**

Meeting called to order 7:15 PM.

**Roll Call:** Sigrid Wynn and Elizabeth (Liz) Angulo

**Management:** Steve Smalley, Brian Sanders and Joan Hollway.

Malcolm Riley not longer a board member, he has moved out. Ask Will Redwine if he will be a board member.

Liz approve the minutes from the September 28, 2003 meeting, Sigrid 2<sup>nd</sup>'s, all in favor.

**Financials:** Check account \$717.60.

A discussion of Budget and increasing of dues was held. Insurance is major expense that must be covered by dues and dues should include money for a reserve account.

Write a letter to the City Attorney about the defendant who crashed through the fence for restitution. Sigrid and Liz will go to court on December 2, 2003 to see what can be done about restitution.

Get a bid from Swingle as soon as possible.

Lining of Parking lot will be about \$250.00.

Increase late fees to make it a bigger fine.

Sigrid motions to have 60 days to pay dues, 10 days to pay after demand letter then 90 days to go to attorney, Liz 2<sup>nd</sup>'s, all in favor.

Sigrid motions to have a late fee of \$25.00 starting in January 2004, Liz 2<sup>nd</sup>'s, all in favor.

Send a letter for January 2004 dues to be \$175.00 for the year unless budget is not ratified in January 2004.

Snowplowing of parking lot will be at minimum of 4" by Starr Maintenance, and CMR will do the sidewalks.

Send copy of Insurance, CMR's contract, and copy of Police Report. Invite Anita to a board meeting.

January 11, 2004 at 1:00 PM in Liz's unit 12056 for the budget meeting.

Sigrid motions to adjourn, Liz 2<sup>nd</sup>'s, all in favor.

Adjourned at 9:10 PM.