

**FAIRWAY FOUR TOWNHOMES HOA
SPECIAL BOARD MEETING
VIA ZOOM
TUESDAY AUGUST 29th, 2023
6:00 PM MDT**

ROLL CALL/CALL TO ORDER

Garrett Brafford called the meeting to order at 6:06PM.

Board Members Present (via Zoom):	
Kelly Watters – Unit 20	
Joan May – Unit 12	
Kaitlyn Glennon – Unit 8	
Larry Forsythe – Unit 21	
	Others Present (via Zoom):
	Garrett Brafford CEO, Telluride Consulting, LLC
	Rous Haracherev, Telluride Consulting, LLC

WAIVER OF NOTICE OF MEETING

MOTION to waive notice of the meeting by Kelly Watters. **SECONDED** by Kaitlyn Glennon. **PASSED** unanimously.

APPROVAL OF 01/24/23 BOARD MEETING MINUTES

MOTION to approve 01/24/23 meeting minutes by Kaitlyn Glennon. **SECONDED** by Kelly Watters. **PASSED** unanimously.

RESERVE STUDY VERSION 6 REVIEW

Garrett Brafford presented notes from the Reserve Study. Jesse Pekkala's deck engineering report should be finished soon. Jesse Pekkala is working with the building department to find viable framing methods to satisfy fire code requirements. The decks have become a safety issue and will need to be repaired. Proper drainage is also a pressing issue. Kaitlyn Glennon suggested the Board consider having the Special Assessment for a portion of the deck project sooner and a second later so that the Special Assessment amounts are split up over time. Garrett Brafford suggested drafting a letter to the Ownership from the Board explaining the need for upcoming repairs.

Garrett Brafford stated that the fire suppression sprinkler and back flow system needs to be inspected. The last inspection was performed in 2020. It was decided that the inspection needs to happen this year and annually going forward.

The concrete area outside of Unit 9 needs to be pumped up due to safety concerns and to reroute the drainage. Rous Haracherev got a quote last year for approximately \$7,500 to pump up the concrete. Joan May made a **MOTION** to engage F&F Fire to perform sprinkler and backflow inspections and to insert foam under Unit #9 sidewalk and combine with other sidewalk projects, not to exceed \$11,000 in total. **SECONDED** by Kaitlyn Glennon. **PASSED** unanimously.

Kelly Watters raised a question regarding heat tape. Garrett Brafford stated that the heat tape recommendations will be made with the design for the gutter/downspouts. Kelly Watters suggested adding the asphalt repaving and additional parking to the Reserve study.

2024 DRAFT BUDGET REVIEW

Garrett Brafford asked for direction in creating the 2024 Budget. Garrett Brafford asked the Board to help decide how to get the funding for large repairs for the coming year. Garrett Brafford asked the Board to come up with a plan for funding the Reserves over the next few years using the information from the reserve study and asked the questions “What is tolerable for the members?”. The Board decided to send a letter to the Ownership to prepare them for the large budget items to come with a copy of the reserve study, before circulating the 2024 Budget. Kelly Watters will distribute budget feedback by the 5th of September. The Board will meet on September 13th, 2023 for a Budget meeting.

NEW & OTHER BUSINESS

Kaitlyn Glennon will reach out to Nate Smith to ask about fees on Short Term Rentals and limiting Board seats to one per entity. Joan May will send a letter to Sherri Reeder to discuss limiting Telluride Ski and Golf to one Board seat.

A survey will be sent to the Ownership regarding the rules and regulations.

Kaitlyn Glennon raised a question regarding painting. Rous Haracherev and Kaitlyn Glennon met with Andrew to discuss the scope of work. Andrew asked for more details regarding what needs to be painted. Telluride Consulting will follow up with Andrew to continue to press the painting project forward.

ADJOURNMENT

Meeting Adjourned.