

**FAIRWAY FOUR TOWNHOMES HOA
ANNUAL BOARD MEETING
VIA ZOOM
TUESDAY JANUARY 24th, 2023
7:00 PM MDT**

ROLL CALL/CALL TO ORDER

Scott Bengé called the meeting to order at 7:07 PM MST.

Board Members Present (via Zoom):	
Kelly Watters – Unit 20	
Joan May – Unit 12	
Kaitlyn Glennon – Unit 8	
Chris Keating – Unit 24	
Larry Forsythe – Unit 21	
	Others Present (via Zoom):
	Garrett Brafford CEO, Telluride Consulting, LLC
	Scott Bengé COO, Telluride Consulting, LLC

DETERMINATION OF QUORUM

A full Quorum of the Board was met with 5 of 5 Board members present.

ELECTION OF OFFICERS

NOMINATION to elect Joan May as the President, Kelly Watters as Vice President and Scott Bengé as Secretary. **SECONDED** by Kaitlyn Glennon. **APPROVED** unanimously. Chris Keating will consider the President’s seat in the future.

NEW BUSINESS

Joan May raised a question regarding the one-year contract with Telluride Consulting, LLC that is expiring. Garrett Brafford stated that the contract auto renews if not terminated but a revised agreement was being drafted, and that any feedback for the new contract would be appreciated.

Joan May stated that the Owner’s performing the standing Maintenance Items is a concern because of dependability issues. Discussion Ensued.

Insurance

Garrett Brafford discussed the rising rates of insurance. He suggested gathering bids when the insurance term is up for renewal. Chris Keating raised a question regarding Guaranteed Replacement Costs. Discussion ensued. Kelly Watters stated that these insurance items will be added to the docket to be addressed later this year.

Trash Area

Joan May raised a question about the current usage of the shed in the Trash Area. It was contracted out to an Owner for storage. Joan May would like the Board to consider other uses for the space when the Trash Area Concrete project takes place.

Reserve Study

Kelly Watters raised a question about the scheduling of the Reserve Study. Garrett Brafford stated that his recommendation was to have the Structural Engineer perform their assessment before having the Reserve Study performed.

Snow Removal

Garrett Brafford stated that additional HOA policy information be distributed to the Ownership to remind them of their responsibility to shovel their decks. Discussion Ensued.

SPECIAL ASSESSMENT BILLING

Scott Bengé suggested billing the HOA in one payment for the Special Assessment, to ensure the HOA has the cashflow to schedule contractors for the work to be performed. The Board decided to bill the Special Assessment on February 1st, 2023 with a 60-day period to pay.

Garrett Brafford stated that the current Collection Policy is out of compliance with the new House Bill 22-1137 effective August of 2022. There has been \$1000 allotted in the Budget for a lawyer to update the Collection Policy in 2023 to comply with the House Bill 22-1137.

ACTION ITEM: Alex of Telluride Consulting will send out and A/R Aging report with the current bill.

ADJOURNMENT

Meeting Adjourned.