

Fairway Four Townhomes H.O.A. Special Owner's Meeting Minutes
October 3rd, 2022
VIA Zoom

1. CALL TO ORDER, ROLL CALL & NOTICE OF MEETING

Scott Bengé called the meeting to order at 2:01 PM MST.

Roll Call/ Call Order, Determination of a Quorum:

A full quorum was met.

Board/Owners Members Present (via Zoom):	Joan May Unit 12
Larry Forsythe Unit 21	Stephen Witherspoon Unit 3
Julia Levine Unit 3	Kaitlyn Glenn Unit 8
Tuck Unit 10	Conrad Snyder
Michelle Sherry Unit 15	Neil Hastings
Annie Unit 1	
Sherry Rieder Unit 17 & 18	
Larry Cheeseman Unit 13	
Jen Unit 13	
Others Present (via Zoom):	
Garrett Brafford CO, Telluride Consulting, LLC.	
Scott Bengé CO, Telluride Consulting, LLC	

2. PROOF OF NOTICE:

Proof of notice was sent September 19th 2022 with additional information sent on September 27th 2022. Follow-up reminder email sent this morning.

3. PREVIOUS MEETING MINUTES:

Tabled until next Meeting.

4. SPECIAL ASSESSMENT APPROVAL:

A special assessment has been approved by the board and the board recommended approval of the special assessment by the owners. This assessment included \$16,395.85 to install a new gutter system, downspout, heat tape & PVC drainage underground in Units 9 & 10. This amount also includes hiring an Electrician to hook up the heat tape as well as Telluride Consulting's time to bring this all up to code. Discussion ensued about how the current heat tape has been working and how the new heat tape will be handled. These improvements are specific to Units 9 & 10 because of the damage to the foundation and the need to bring the building up to code.

MOTION to approve the board approved special assessment. Votes by the following Units 2, 3, 5, 10, 17, 18, 19, 20, 21, 24, 9, 8, 15, 7, 1, 22 were for the Special Assessment.

The Special Assessment **PASSED** with a quorum and 79.85% in favor of the Special Assessment.

5. NEW BUSINESS:

Members would like a proposed Budget for the projects that have been formerly neglected.

8. ADJOURNMENT:

MOTION to Adjourn Neil Hastings, seconded by Tuck. Meeting Adjourned.

DRAFT