

FAIRFAX CLUB ESTATES HOA
MEETING MINUTES
December 12, 2017
Private Residence

I. Call to Order

II. Verification of Quorum

Attendees: Chris Jewett (President), Angela Brown (Vice President), John Korb (Webmaster), Mike Krzykowski (Tennis), Maria Little (Treasurer), Tim Stacy (Arch Review)

Board Members not in attendance: Paul Trkula, Dave Hardin, Dave McGraw (Common Grounds)

Homeowners in attendance: Marshall Chapman

III. New Business

Budget vote

The HOA Board review the proposed budget for FY 2019. A vote was taken and it was approved unanimously for presentation to homeowners. Another vote was taken for common area maintenance requiring removing trees. For approximately \$2,000, FCE's landscaping vendor will remove the trees, clear the grounds and convert the trees to wood mulch for HOA use. The effort was approved.

Past Due Accounts

A vote also was taken and approved to send demand letters to homeowners with accounts past due by a year's worth of assessments or more. The HOA will continue to send demand letters to people who may not know that they are behind, however the HOA's bylaws require the board to take action to collect past due assessments.

Final Discussion

HOA President Chris Jewett announced his resignation effective January 1. Preparations will be made before the end of the calendar year with an action plan before the March semi-annual meeting.

There was a discussion regarding the composition of board going forward, including the challenges involved in managing the Association with a limited pool of volunteers. In addition to the need to fill existing vacancies for Board seats, there is an urgent need for a committee (rather than an individual) to manage the pool in light of the significant resources required to open and manage it each spring. There is also a need to announce Board and committee vacancies more broadly and to ensure that the next

President is thoroughly vetted. Vacancies will be announced when the FY 2019 budget proposal is circulated to homeowners in January 2018.

Pool Updates

In addition to the need for a committee to manage it, other items regarding the pool have come to light in recent years for consideration:

- Thought must be given to amenities that are currently being offered for free at the pool and whether they will continue to be provided at no cost (i.e., pool pavilion rentals)
- Before and after hours pool reservations have become problematic from a staffing standpoint; it will be important to restrict private events to normal pool hours going forward.
- A user agreement is needed for the swim team