

# **THE MINUTES OF THE 2016 ANNUAL HOMEOWNERS MEETING FAIRVIEW TOWNHOUSES ASSOCIATION, INC.**

**Julie Ebeler, as Association Property Manager, sent due notice to all members at their last known address (on file) Thirty (30) days prior to the 2016 Fairview Townhouses Homeowners Association Annual Meeting.**

## **1. Call to Order**

**The President, Theresa Goolsby, called the Fairview Townhouses Association, Inc. 2016 Annual Meeting held on May 26, 2016, 6:30 p.m. at 2128 Railroad Ave., Suite #205, Rifle, Colorado to order at 6:38 p.m.**

## **2. Establishment of Quorum**

**The following members and proxy holders were present: Those Presents were:**

**Theresa Goolsby - 1; Margaret Palmer - 2; Carrie Bowen -- 1; Leidy Ruiz - 1; Kyle and Lindsay Abbott - 1 Proxy Holders were: Norman Koven - 1165 Park - 1, represented by Julie Ebeler; Vincent Galluccio - 1175 Park - 1, represented by Margaret Palmer; Eric Fisher - 1, represented by Sharon Ebeler;**

**Total members entitled to vote present were 6; proxy holders present for owners entitled to vote were 3; a total of 9 owners represented. Quorum Established.**

**(Note: Management had received a proxy from Julia Whitcombe for 1151 and 1153 Park for proxy holder David Whitcombe, as David Whitcombe was not in attendance was not included in the quorum count.)**

**( Per the Revised Bylaws of Fairview Townhouses Association eight members entitled to vote shall constitute a quorum for Association meetings. )**

**President, Theresa Goolsby requested that Management, Julie Ebeler, preside over the May 26, 2016 Annual Meeting.**

## **3. Reading of the 2015 Annual Meeting Minutes**

**The minutes of the 2015 Annual Meeting were presented to the membership for their review. Theresa Goolsby made a motion and Margaret Palmer seconded the motion to accept the 2015 Annual Minutes as presented. Motion passed unanimously.**

## **4. Financial Status and Delinquencies by the Association Manager**

**Julie Ebeler, Fairview Townhouses Association, Inc. property manager, presented the membership with the Financial Report. Beginning Balance as of 1-1-15 was \$33,441.34. The ending balance as of 12-31-15 was \$35,350.35. Julie further reviewed the statements and income and disbursements for the year of 2015 along with the check report. At the time of the meeting there was \$35,054.81 in the Association's Account.**

**5. BUSINESS - OLD**

Management went over that the Parking lot was re-done by Lyons Construction, which Final cost was \$23,132.00. Management also went over that the gutters and downspouts were Repaired and/or replaced. Those present discussed that the stripping of the parking lot had solved a lot of the problems with the parking. Theresa Goolsby indicated that the parking was a lot better since the spaces were numbered with the unit numbers. It was discussed that Owners should remind their tenants that the spare parking spaces are for Guest only and are only to be used when someone is visiting for a few minutes. Theresa Goolsby mentioned that maybe we should have parking permits, After some discussion it was decided to put the parking permits on hold and see if there were any future problems with the parking.

**6. BUSINESS - NEW**

A. Management presented the 2016 Budget for review and approval. A motion was made by Theresa Goolsby to approve the 2016 Budget, Margaret Palmer seconded the Motion. Motion passed unanimously.

B. There was a brief discussion regarding Lyons Construction installing the Concrete around the mailboxes and the sidewalk was completed going up to 1143 Park Avenue by Lyons Construction. Those present discussed the liability regarding the sidewalks and Stumps pulling away from the buildings. Theresa Goolsby made a motion that the Board would obtain 3 bides for sidewalks and stumps and a Special Assessment would be assessed to each unit owner in the amount of \$500.00 to be due on or before August 1, 2016, Lindsay Abbott seconded Motion. Motion passed with 7 in favor and 2 opposed.

Management again went over that we needed to get the individual sidewalks completed, so Insurance would not drop us.

**C. Open Discussion:**

1) Theresa Goolsby brought up that individuals have been playing in the middle of the parking lot, throwing balls against siding and riding bikes in the middle of the driveway. After a general discussion it was suggested that Management mail a letter to all owners regarding the safety issue with anyone playing in the parking lot. Theresa Goolsby made a motion that Management would mail a letter regarding safety, Margaret Palmer seconded. Motion passed unanimously.

2) There was a general discussion regarding the dumpster area, it was decided that Management would contact Waste Management and inquire about having 2 dumpsters instead of just one.

**7. ELECTION OF BOARD OF DIRECTORS AND ARCHITECTURAL COMMITTEE.**

Theresa Goolsby made a motion to nominate Margaret Palmer, Theresa Goolsby and Carrie Bowen, and Lindsay Abbott, as Board Of Directors. Leidy Ruiz seconded the motion. Motion passed unanimously.

Theresa Goolsby made a motion to nominate Maragret Palmer, Kyle Abbott and Carrie Bowen to be on the Architectural Committee. Leidy Ruiz seconded the motion. Motion passed unanimously.

**8. ADJOURN MEETING**

Theresa Goolsby made a motion to adjourn the 2016 Fairview Townhouses Association, Inc. Annual Meeting. Lindsay Abbott seconded the motion. Motion passed unanimously

The Fairview Townhouses Association, Inc. 2016 Annual Meeting was adjourned at 7:29 p.m.

  
\_\_\_\_\_  
Secretary

2016 ANNUAL MEETING MINUTES WERE APPROVED AND ACCEPTED ON: 5.31.17  
  
\_\_\_\_\_  
SECRETARY