

Fairway Estates Property Owners Association Board Meeting Minutes from  
September 07, 2017

- Board Members Present for meeting
  - o Chris Dietzler - President
  - o Brian Hayes - Vice President
  - o Alexandra Lynn - Treasurer
  - o Brad Reichert - Secretary
  - o Roger Christensen
  - o Laurie Morris
  - o Dan Tibbs

General Discussion:

- Past Meeting Revisit Discussion...
  - o Security - did not hire and company revised their proposal.
    - Haven't seen any issues...recently.
    - Laurie - Neighborhood watch has not officially been started up.
      - Kind of a calling tree
      - Not for complaints about neighborhood
      - Need to knock on doors and get people to buy-in
        - o Set up who to call
        - o Seems better than security company
      - Possibly create newsletter about incidents
      - Chris - see how it goes with neighborhood watch before hiring security
      - Holding on spending \$1000 on security until we get the neighborhood watch up and running and then evaluate.
      - Joann - smoking pot on property. Frustrated that no one said anything called police.
      - Police will work with the neighborhood watch organization.
      - Important to log these incidents in order to reference when making a decision.
- Communication in neighborhood
- City of Fort Collins - Tom Knostman - Roads Discussion
  - o Opportunity after annexation for reasonable roads
    - Need to spend maintenance dollars but can only do what county would do which is chip-seal
    - Possibly use dollars to upgrade to better surface.

- Currently about 50 year lifespan, with chip-seal another 10 years
  - Road will see “blow-outs” areas will begin to fail
  - Wet year can change that expectation with some heavy traffic
  - Adjacent neighborhood (Fossil) is what our roads will look like in 10-12 years.
  - Question about standards - if roads deemed unsafe, turn to gravel or build to city standards and impose special assessment
  - Could build to city standards would not have to deal with again as city would take over.
  - Dan – 1992 special assessment noted in Newsletters
  - Cost –
    - Curb gutter sidewalk – \$20,000 per household, possibly have to hire professional to design to city standards, possibly wider roads with curb and gutter...
      - Over what time period does special assessment occur?
        - Will find information. May be better accepted by neighbors and cost less in year that overlay
    - Chip-seal traded for overlay 20 years and 40 years with maintenance – \$2000 – \$2500 per household over year,
    - If nothing only chip-seal (chip-seal failures within 5 years possibly 15-20 if 4” base, overlay in 1990’s). Likes to do chip-seal every 15 years.
      - Chris – cost may cause some heated debate, small chance that some will want to pay for anything.
    - What would happen with Palmer Bridge?
      - Tom – not sure
      - Dan would like better clarity on this situation
  - Estimate of Cost by Tom 30,000 sq. yard of pavement
    - Chip seal – \$160 – \$170k
      - Overlay ( nominal 2” dense graded asphalt, 3” estimate for leveling and city will only charge for what is used) – \$440 k – \$160 + \$283 rounded to \$300k (91 houses @ \$3296 each)
    - Another option is chip-seal with cape seal
      - Tom would need to explore cost.

- Tom – Good idea to explore road issues with core samples to determine substrate.
  - City is responsible for road chip seal even if we do an overlay.
  - Question – do we have to chip-seal after 15 years?
    - Alternative product – spray sealcoat – similar to parking lot seal. Possible option...
    - Could push off thinks if it is doing well
  - Need to explore if utilities sound in ROW
    - Tom - Need to ask if upgrades are needed
  
- Tree Removal
  - September 21 to bring in crane and cut 10-15 feet from trunk and remove other sections, leave part of it laying in lake.
    - Chris – are we paying for full tree?
      - Should have cleared pathway... some have complained.
    - If crane does come they have to turn around in JJ's back yard.
    - Brian will contact JJ
  
- Planted beds on Hogan & other locations – contract to clean up beds?
  - Canadian thistle in beds so need to do maintenance.
    - Brian – suggest contact neighbors to clean-up. Brian will call neighbors.
  
- Calls about RV parked near Ramseys
  - Need to be behind fence.
  - Brian will get address and draft letter to deliver.
    - Chris – What if they do not comply?
      - Dan – Old newsletter indicated that HOA could fine and place a lien on property. Old newsletters have all the situations with which we have dealt.
  
- Can Bob Gunther put up old news letters on website?
  
- Bridal paths
  - Keep clear, maintain fence, and maintain area.
    - Violations everywhere, commercial properties
    - Utilities boxes in bridal paths
      - Do we need to contact city?
      - Dan – City planning and zoning will look at possible violations.
      - Brian – suggest hiring a surveyor to perform alta to have proof of violation. The encroachment may be on the adjacent property.
        - Chris – we could confront and have violators pay