

Nineteenth Fairway Townhouse Condominium Association, Inc.

Annual Meeting of the Homeowners

February 20, 2020

The annual meeting of the Nineteenth Fairway Townhouse Condominium Association was held on Friday, February 20, 2020 at 5:30 p.m. in the Avon Public Library.

1. **Call to Order**. The meeting was called to order at 5:43 pm.
2. **Roll Call/Establish Quorum**. Roll call was taken.

Unit	Last Name	First Name	Present	Proxy to	Absent
1	Maureen	Pomper	x		
2	Kleen	Roger			x
3	Shelden	James & Norma	x		
4	Ducharme	Amy and Derek			x
5	Orlinsky	Gregg			x
6	Havlik	Bonnie and Dennis			x
7	Fitz	Michael	x		
8	Jesse	Eric and Ilana			x
9	Hatfield	Leigh and Mark	x		
10	Holleman	Chad and Heather		K Robinson	
11	Robinson	Kara	x		
12	Sarria	Guillermo			x
13	Gust	Lysle	x		
14	Smith, Sr.	Walter		Gust	
15	Porterfield	Colleen		J Back	
16	Back	Joseph	x		
17	Fuller	Gary	x		
18	Selb	Jo			x
19	Dunlap	Ian			x
20	Mohr	Scott and Kari		G Fuller	
21	Brennan	John			x
22	Melvin	Kimberly		J Larkin	
23	Grove	Terry			x
24	Grove	Rochelle	x		
25	Silverstein	Roger and Mary Ann		H Silverstein	x
26	Silverstein	Rodger		H Silverstein	

With 16 of 26 units represented either in person or by proxy, a quorum was established

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for the purpose of conducting business. Also in attendance were and R.G. and Eileen Jacobs of Mountain Caretaker, Inc.

3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the January 10, 2019 meeting were approved unanimously.
4. **Financial Report.** Management reviewed the preliminary year end financials, noting that an operating surplus of approximately \$8,500 is anticipated. Each line item was reviewed noting that Repair and Maintenance and Snow Removal-Shoveling were over budget.

Reserve Expenditures in 2019 were approximately 11, 400 and included chimney repairs, concrete repairs and engineering fees.

5. **2020 Budget Review.** Overall, the operating budget and monthly operating assessment remains the same in 2020 with minor adjustments in various line items based on 2019 actuals.

The reserve assessment remains the same as 2019 at \$32,000 based upon the reserve study's minimum requirement.

A special assessment of \$100,300 has been approved by the Board for 2020. The Board anticipates further special assessments to meet the needs of the infrastructure improvements that are coming due or past due. These projects include gutters, regrading, concrete repairs, repainting, asphalt replacement, pool improvements or pool removal, etc. The ballpark estimate for bringing NFW up to standards is about \$250,000 over three years. At that point, the Board will re-evaluate reserves and set the monthly reserve assessment at a rate that anticipates long term capital projects well in advance of their due date.

Upon motion duly made and seconded, the 2020 budget was approved unanimously.

Upon motion duly made and seconded, the 2020 special assessment was approved unanimously.

Upon motion duly made and seconded, the owners approved moving any realized operating assessment to the reserve fund by a unanimous vote.

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6. **Election of Directors.** Two seats on the Board, currently held by Rochelle Grove and Leigh Hatfield are expiring. Both Rochelle and Leigh have indicated they are willing to stand for re-election. Nominations were invited from the floor. Upon motion duly made and seconded Rochelle Grove and Leigh Hatfield were each nominated for a new term on the Board. No further nominations were received and nominations were closed.

Upon motion duly made and seconded, Rochelle Grove and Leigh Hatfield were each nominated to a new 3-year term on the Board. The 2020 Board of Directors is:

Kara Robinson, President (Exp. 2021)

Jim Sheldon, Treasurer (Exp. 2021)

Kari Mohr, Secretary (Exp. 2022)

Leigh Hatfield, At-Large (Exp. 2023)

Rochelle Grove, At-Large (Exp. 2023)

7. **Owner Forum.**

Dryer vents are the responsibility of the individual homeowner and management was asked to send a reminder to homeowners to check their dryer vents and make sure they are clear of lint and debris.

Management will have John Cona look at the property along the golf course to determine whether golf course drainage is impacting NFW. Management will work with the golf course irrigation maintenance people to make sure the golf course sprinkler heads are not watering NFW property.

It was noted that the new snow removal contractor is providing better service than last year's contractor. Management was asked to remind them to make sure they do the smaller back lot and all sidewalks.

8. **Adjournment.** Upon motion duly made and seconded, the meet adjourned at 7:00 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____

Eileen Jacobs