**THE MINUTES OF THE 2017 ANNUAL HOMEOWNERS MEETING**

**FAIRVIEW TOWNHOUSES ASSOCIATION, INC.**

**June 21, 2017**

**Association Property Manager, sent due notice to all members at their last known address (on file) that the 2017 Annual Meeting of the Fairview Townhouses Association, Inc. was RESCHEDULED FOR Wednesday, June 21, 2017 at 6:00 p.m. at the office of VIP Investments, located at 2128 Railroad Avenue, Rifle, Colorado 81650.**

**The President, Theresa Goolsby called the meeting to order at 6:03 p.m. on Wednesday, June 21, 2017.**

**1. Call to Order**

**The President, Theresa Goolsby, called the Fairview Townhouses Association, Inc. 2017 Annual Meeting (which had been rescheduled) to order at 6:03 p.m., Wednesday, June 21, 2017.**

**2. Establishment of Quorum**

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

**Carrie Bowen - 1; Theresa Goolsby - 1; Proxy Holders were: Danny Padnick - 1149 Park - 1, represented by Julie Ebeler; Norman Koven - 1165 Park - 1, represented by Julie Ebeler;**

**Vincent Galluccio - 1175 Park - 1, represented by Sharon Ebeler.**

**Total members entitled to vote present were 2; proxy holders present for owners entitled to vote**

**were 3; a total of 5 owners represented. Quorum Established.**

**(Note: Management had received a proxy from Jane S. Williams to be represented by Greg Williams (Note: Greg Williams was not in attendance, so proxy could not be counted into the quorum count.)**

**( Per the Revised Bylaws of Fairview Townhouses Association five members entitled to vote shall constitute a quorum for any Rescheduled Annual Homeowners Meeting of Fairview Townhouses Association, Inc..**

**(Note: At this time the President requested Julie Ebeler, Management preside over the 2017 Annual Meeting on**

**her behalf. There were no objections from those present and Management accepted.)**

**3. Reading of the 2016 Annual Meeting Minutes**

**The minutes of the 2016 Annual Meeting were presented to the membership for their review. Theresa made a motion to accept the 2016 Annual Fairview Townhouses Association, Inc. Minutes as presented and written. Carrie seconded the motion. Motion passed unanimously.**

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

**Fairview Townhouses Association, Inc. property manager, presented the membership with the Financial Report. Beginning Balance as of 1-1-16 was $35,350.35. The ending balance as of 12-31-16**

**Was $51,239.16. . Further, Management reviewed the statements and income and disbursements for the year of 2016 along with the check report. Management stated that as of the time of this Annual**

**Meeting there was only 1 delinquent account (representing an outstanding pet violation).**

**Carrie made a motion to accept the Financials as presented and Sharon, proxy holder for**

**Vincent Galluccio, seconded the motion. The motion passed unanimously.**

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**5. BUSINESS - OLD**

**Management stated that the complex gutters were cleaned and repaired last fall and new**

**signs were put up around the complex. Management further stated there were still problems with illegal parking of cars and getting back registration of vehicles from owners. It was stated by one of the board members that 1141 Park still has a cat in the unit and Management needs to continue to fine owners until the cat is removed from the premises. Management said they would look into the problem and send out another violation and follow through on the fines.**

**6. BUSINESS - NEW**

 **A. Management stated they had contacted numerous concrete contractors to acquire**

**estimates of costs to replace and repair the sidewalks and concrete porch pads. As of this date,**

**only two have responded and indicated they would be back with management to walk the complex.**

**As of date of the annual meeting management has not received a call back from either contractor.**

 **B. Those present discussed that the Association did not at this time have enough funds in**

**their capital improvement fund to go ahead with the costs of replacing the sidewalks and concrete**

**porch pads. There was a discussion between the members regarding a $500.00 Special Assessment to bring up the capital improvement fund to cover the costs of sidewalks and concrete porch pads and**

**they indicated if it did not cost the full amount it might allow them to have a little in the account to**

**cover some of the maintenance items in need at the complex. Carrie made a motion to assess a**

**$500.00 Special Assessment per unit to be made due in full and payable no later than August l, 2017.**

**Theresa seconded the motion. Motion passed unanimously.**

 **C. Management presented the 2017 Budget for review and approval. Carrie made a motion to accept the 2017 Budget as presented with a change to reflect an income of $10,000.00 Special Assessment (representing $500.00 Special Assessment per unit) due in full and payable no later**

**than August 1, 2017. Theresa seconded the motion. The motion passed unanimously.**

**7. ELECTION OF BOARD OF DIRECTORS**

**Carrie made a motion to accept Carrie Bowen, Theresa Goolsby and Margaret Palmer, as Board of Directors. Theresa Goolsby seconded the motion. Motion passed unanimously.**

**8. ELECTION OF ARCHITECTURAL COMMITTEE**

**Theresa made a motion to accept Carrie Bowen, Theresa Goolsby and Margaret Palmer as the**

**Architectural Committee. Carrie Bowen seconded the motion. The Motion passed unanimously.**

**8. ADJOURN MEETING**

**Carrie made a motion to adjourn the 2017 Fairview Townhouses Association, Inc. Annual**

**Meeting. Theresa seconded the motion. Motion passed unanimously**

**The Fairview Townhouses Association, Inc. 2017 Annual Meeting was adjourned at 6:29 p.m.**

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 **Secretary Date**

**2017 ANNUAL MEETING MINUTES WERE APPROVED AND ACCEPTED ON: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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**SECRETARY**

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