

Fairways Homeowners Association  
Annual HOA Meeting Minutes December 27, 2024

Call to Order and welcome - Walt Jones 4:06PM - recognized long term owners

2024 Results - Walt Jones - Lots of things happened, example UBB 2024

Financial Report - Sue Suman - see agenda

Three Year Plan - 2025 Objectives - Sue Suman - see agenda

2025 Budget Approval - Sue Suman - Tina moved to approve, Seconded

Facilities Report - Walt Jones - volunteerism/example was changing out the fan in the pool/spa equipment room.

Landscaping Report - Joe Rocha / Mike Leija - Joe Rocha: Dealing with UBB was difficult - we were given incorrect information, there were seven major breaks in irrigation system, repairs were shoddy and had to be redone by Kris Hughes.

A total of thirty one bushes and thirteen trees were added or replaced this summer. Will repeat assessment this spring.

Irrigation system has become an issue. Zone by zone assessment needed.

There are new Blue Stakes flags at corner of Fairways and Eagle Ridge, not sure who is doing it or whether UBB is actually done

Meeting with Pack Attack regularly to manage needs

Mike Leija: Tree trimming is going well, will work on river beds next year.

If residents find issues - especially in back yards - please use portal or Fairways email to report

Repaving of existing roads - Joe: ongoing battle with county may be mute point once incorporation starts

Dogs - can't control what happens on the golf course but we have a leash law. Need a sign to post at top of neighborhood

New Business: Fairways Drive Extension to 4100 North - Elsa: We have learned from our contact at the county that the extension will be started (and possibly completed) in 2025 regardless of status of bridge repair/rebuild near River's Edge. Current work is being done by WCWSD. Walt to set up meeting with WCWCD to discuss resident's concerns

OV Incorporation - Sue - coming up, incorporators need to draw up 5 districts. There has been one community meeting but second has been rescheduled for Jan 8 4:30 pm followed by legally required public meeting. Weber Co to still provide all services until end of 2025.

Powder Mountain Ski Shuttle - Walt - we don't control shuttles but we do want to control parking by outsiders. Asked homeowners to be diligent and to report any non-residents parking at clubhouse or guest parking areas.

Walt - Reinvestment Fee Amendment. Trappers Ridge collected \$56,000 in 2024 from theirs, we have not had any sales since it passed but there is one home under contract.

Board of Trustees Ballot - We have reelected the two board members on the ballot - Walt Jones and Joe Rocha

Questions from owners -

1. do we have any ability to talk with developers (Watts) about the big pile of dirt that homes will be built on. Walt offered to call Watts
2. Pilar - Chlorine in spa is too high - new cover may be keeping chlorine from evaporating.
3. Susie - Emergency responders have trouble finding our addresses, can we do anything about it?
4. Tina - is culinary separate from secondary water? Yes. 600,000 gallons secondary allocated based upon number of homes and what we pay individually to WCWSD
5. Pilar offered Carlos to maintain gym equipment

Motion to adjourn at 5:14 PM by Edward and seconded by Pilar

Attendance - 21 homeowners in the room, 2 on Zoom, 12 proxies received