

**Fairway Oaks at Stallion Springs Homeowners Association**

**Board Meeting Minutes**

**Date of Meeting: 1/20/2024**

**Time of Meeting: 10:00 AM**

**Location of Meeting**    The Corral Room

<b>Present at Meeting:</b>	Theresa Mann	President	FOHOPRESIDENT@GMAIL.COM
	Steve Hyland	Vice President	FOHOAVP@GMAIL.COM
	Don Wright	Secretary	FOHOASECRETARY@GMAIL.COM
	Linda Lou Reed	Member at large	
	David Jordan	Treasurer	

Meeting call to order, time by Theresa Mann, 10:00 am    17 members present.

**Review of Previous Minutes**

Motion to wave the reading of the previous board minutes to be waved.

Motion by, Theresa    Second by Linda Lou, and Steve.    Approved

**Open Issues**

Tree trimming is complete.

Some roof leaks repaired.

Handrail replacement is on hold due to weather conditions. This will resume later in the year.

Adding something slip resistant to the bridges.

**Issues discussed**

Review voting to approve earthquake insurance, the motion was denied and not approved. The vote was 7 for the motion, and 18 against, with 24 abstaining. Was brought up to bring forward again later this year.

Denise Hatfield is no longer our bookkeeper. Julia Pence, of 6Pence Bookkeeping services, is now handling all FOHOA bookkeeping needs.

The old US bank account is closed, and all banking is now in Tehachapi at Bank of the Sierra.

It was brought the board's attention, at the bridges, they are slippery during very cold weather. Was asked if some type of slip resistant material could be placed here.

Regular inspections of the common area. At least one board member and the maintenance manager to walk the common area once a month. Report findings at the next meeting.

Enforcement of fines for those who do not comply with the FOHOA CC&R's. Fines start at \$100.00 per month for noncompliance.

Buildings planned changes and maintenance. All window and door replacements, or upgrades need to be approved by the board. Pictures of planned upgrade sent to any board member for approval. Should have a quick turnaround.

External maintenance of screens and broken windows are the owner's responsibility. It is by order of the CC&R's that the exterior of all units to be kept in "first class condition". This means that torn screens and broken windows need to be repaired immediately.

Exterior storage cabinets are allowed but need board approval for size and color. Cabinets can be placed on the back porch, front porch, or on the side of the units, against the wall.

Patio covers have been approved for installation by the board. Approval is needed by the board prior to any upgrade. Color and materials must be submitted for approval by the board prior to installation.

Policies for pet owners. The FOHOA only has approval for small dogs, 30 lbs. or less. Any owner who has had a larger pet can keep them, but no large new animals will be permitted moving forward. The tying of dogs to the post is not permitted, unless the owner is present with the dog. Dogs are not permitted to be in the common area unattended. (All grass is considered "common area"). Any violations of the pet policies can result in a \$100.00 per month fine.

It is this board's plan is that all fiscal planning is to look forward 3 years. All budgets shall have a 3 year look ahead for maintenance, and improvement projects.

**Next Time and Date of next meeting**

April 20<sup>th</sup> 2024 at the Corral Room at the community center in Stallion Springs.

**Meeting Adjourned**

By Theresa Mann, 11:10 am.

**Minutes submitted by**

Don Wright, Secretary

**Minutes approved by**

Board member, and title