



Fairmeadows

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OFFICIAL NOTICE OF THE FAIRMEADOWS ANNUAL MEETING
ON FEBRUARY 13, 2024

January 17, 2024

Dear Homeowner:

The Annual Meeting of the Fairmeadows Homeowners Association will be held on Tuesday, February 13, 2024, at 7:00 p.m. The meeting will be held in person at the clubhouse. The following business will take place:

1. Election of two members of the Management Committee
2. Review the status of affairs of the Association; and
3. Additional business.

This is an informative meeting only. Please limit any questions or concerns to the subject being discussed so that we can get through the meeting in a timely manner.

The ballots will be counted during the meeting in the clubhouse. Please return your ballot to the office no later than the day of the meeting or give your proxy to a neighbor who will be attending the meeting in person.

Please mark **February 13th** on your calendar and join us for this informative meeting about the business of the association. WE HOPE YOU JOIN US!

MANAGEMENT COMMITTEE,

Annette Naccarato
Secretary

Fairmeadows Annual Meeting
(Zoom & In Person)
February 8, 2023, Clubhouse 7:00 PM

COMMITTEE MEMBERS:

Kathy Taufer, Chairperson
Cathy Holmes, Vice Chairperson
Annette Naccarato, Secretary
Mike Banks, Treasurer
Rick Nelson, Buildings and Grounds

MANAGEMENT & EMPLOYEES:

Dave Matheson M&M Management
Jordan Andrews M&M Management
Mika-Fairmeadow Employee
Mark -Fairmeadow Employee

1. Kathy welcomed the homeowners:

Kathy introduces the members of the Management.

Committee and their positions on the committee: Kathy Taufer, Chairperson, Cathy Holmes, Vice Chairperson, Annette Naccarato, Secretary, Mike Banks, Treasurer and Rick Nelson, Buildings and Grounds. Also introduce Dave, Jordan, Mark & Mika

2. Kathy Announced a quorum to conduct the meeting:

There were 42 in the community in attendance and 10 joining the meeting via Zoom.

3. Kathy announced the election three new position: Kathy introduced each candidate, and each gave a candidate gave brief introduction of them self. Candidates listed below.

Annette Naccarato, Cathy Holmes, Dereck Rhodes, Jen- Christ Johnson, Kelsie Bowler and Ray Duda

4. Notice of Meeting: Annette read the Official Notice dated 1-17-2023

5. Approval of 2020 Annual Meeting Minutes: Annette reviewed the minutes for 2022 Annual Meeting a motion was made by Bill Simons to approve minutes, Robin Hogan 2nd the motion and all in attendance agreed to approve.

6. Dave & Jordan – Financial Status of the Association

a. Review Balance Sheet dated December 31, 2022 (slide). A copy was handed out to all that attended for review.

b. Review Budget to Actuals January – December 2022 (slide). A copy of this was handed out to all that attended.

Dave explained that we had some unexpected expenses that were not forecasted such as carports and a few other projects that cost a little more than they were budgeted for. These items were paid for by reserves.

A motion was made by Robin Hogan to accept the financials, Derek 2nd the motion and all in attendance agreed to approve.

c. 2022 Reserve Analysis Review (Kathy or Dave)

This is the 2nd year we have not been required to have an analysis for the property done professionally. Kathy gave an explanation with a slide presentation of projects set for the 2023 year to come.

7. Kathy reviewed the 2022 Capital Improvements (slide)
 - a. Asphalt work on north end of 725 East
 - b. Painted all the buildings in Coventry.
 - c. Installed 6 back-flos on sprinkler system.
 - d. Installed fencing on property on the North property line.
 - e. Roofed 2 buildings – 1 4-plex & 1 8-plex (14 & 41)
 - f. Replaced a carport.
 - g. Replaced 2 pool heaters.
8. Kathy read Notice of Increase in HOA Fees for 2023 (slide)

Kathy explained it is necessary to raise HOA fees each year by a minimal percent to keep our community at its best.
9. Dave & Jordan – Review the Operating Budget for 2023 (slide)
10. ADDITIONAL BUSINESS
 1. Special Assessment: Cathy reported on the tennis court conversion progress.

The dog area was enlarged, fencing was installed around property where court were removed, and the dog area addition. The pad for the pavilion was put in place, sprinklers, electrical, sod and some landscaping were all added using funds from the special assessment in 2022.
 2. Brief announcement welcoming new owners to our community and report about the new CC&Rs. All units will receive them to approve them as soon as the committee and the attorney can sign-off on them.
 3. If you have a concern or problem that you feel isn't getting the proper attention, please contact the office and let Mika know that you want to come to a monthly meeting. We can't help you if we don't know the problem.
 4. Would those of you who haven't given us your contact information, please do so. We need that information in case of an emergency etc.
 5. Gordon Cook asked a question:

Is the committee and management investing the reserves in money market funds.

Dave and Kathy answered:

We will check into the possibility of what makes sense to invest the reserve money in.
 6. Kathy announce the outcome of the vote for new committee members
Annette Naccarato, Jen- Christ Johnson, and Kelsie Bowler will join the committee.
11. Adjourn the meeting at 8:04 p.m.

Minutes taken by: Annette Naccarato, Secretary