

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING  
September 8, 2025**

**MINUTES**

**PRESENT:** Chris Black – President – Present  
Chuck Lockhart – Vice President - Zoom  
Gary Burt – Secretary/Treasurer - Zoom  
Jen King – Director – Zoom  
Nyle Brown – Director – Zoom  
Shelly Tutt – At-Large Director - Zoom

**NOT PRESENT:** None

**OWNERS:** None

**OTHERS:** Chuck Williamson - Manager

**CALL TO ORDER**

Chris called the meeting to order at 4:04 p.m.

**ESTABLISH A QUORUM**

A quorum was established with all directors present in person or by Zoom.

**CONFIRMATION OF MEETING NOTICE**

Management confirmed that the Special Meeting notice was properly issued with 5 days notice in accordance with the Association bylaws requirements for a special board meeting.

The meeting was held cooperatively with the Fairway Nine VII Board of Directors to approve of the following:

- 1) Acceptance of the 2025 Plan as defined in the Rec Parcel Agreement.
- 2) Acceptance of the General Contractor, Mountainwood Construction.
- 3) Acceptance of a preliminary cost estimate totaling \$1,446,523.
- 4) Approval for Board President to sign a letter of project acceptance for SVEA and City of Sun Valley approval process.

*The meeting was moved into Executive Session by unanimous consent.*

**EXECUTIVE SESSION**

Discussion in regard to the reconstruction of the Fairway Nine Recreational Facilities ensued.

*The meeting was reconvened to General Session by unanimous consent.*

**ACTION AND CONCLUSIONS AS A RESULT OF EXECUTIVE SESSION:**

***MOTION: Chris Black moved to approve the proposed 2025 Plan for the reconstruction of the Fairway Nine Recreational Facilities as described as follows:***

***2025 Plan – Overview***

- a. Pool Rebuild and Placement*** - The replacement of the pool as described will be 25' wide x 50 feet in length. The pool will be positioned towards the center of the property between fairway Nine I and Fairway Nine II. All fencing will be located within the Rec Parcel property and off of Fairway Nine II.
- b. Hot Tub Rebuild*** – The hot tub will be 10' wide x 14 feet in length. The hot tub will extend above ground by 18 inches providing a seating area around the tub and will have a stepped entrance.
- c. Recreation Building*** – The building will consist of two (2) ADA accessible changing rooms, with showers, toilets, sinks and benches. There is will be an expanded mechanical equipment and storage

area. (Plans Attached) The roof will be sloped to the back of the building for snow melt runoff and a flat roof area over walkways. The siding material will be Hardi board single and a composite shingle roof. The building will be constructed with crawlspace access to plumbing and electrical lines. Interior finishes will be determined. Building heat yet to be determined. Under consideration is radiant wall heat or gas furnace. The building will have security equipment and cameras installed.

- d. **Site Finishes** - The use of artificial turf or real grasses around pool is yet to be determined. The hardscape walkways will be cement pavers. A new 8 foot metal fence will be installed. Pavers will be heated around hot tub, extending to the changing room entrance and along the path to the parking area. The walkway heat source will either be electrical or natural gas equipment installed under pavers. Access gate will be secured with a key fob system.
- e. **Landscaping Plan** – To be determined upon receipt of the plan from landscape Architect, Kurt Eggers.

**Nyle Brown seconded, and motion was unanimously approved.**

**MOTION: Chris Black moved to approve the selection of Mountainwood Construction as the General Contractor for the reconstruction of the Fairway Nine Recreational facilities, Nyle Brown seconded, and motion was unanimously approved.**

**MOTION: Chuck Lockhart moved to approve the preliminary reconstruction bid totaling \$1,446,523 as proposed by Mountainwood Construction, Chris seconded, and motion was unanimously approved.**

**\*\*Note:** Chris Black is working with contractor to reduce the overall cost of construction.

**MOTION: Gary moved to approve that Chris Black sign a letter of project approval on behalf of the Board of Directors. The project approval letter will be submitted to SVEA to meet their requirements for project approval consideration, Chris seconded, and motion was unanimously approved.**

#### **ADJOURNMENT**

With no further business, Chris adjourned the meeting at 4:40 p.m.

Respectfully Submitted,

Chuck Williamson  
Recording Secretary