

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
April 28, 2025**

MINUTES

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

NOT PRESENT: None

OWNERS: None

OTHERS: Legal Counsel: Katie Franklin – Lawson, Laski, Clark PLLC
Sharon & Chuck Williamson - Managers

CALL TO ORDER

Chris called the meeting to order at 4:05 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 in accordance with the Association bylaws requirements for a special board meeting. Notice of a special board was sent to all directors on April 4, 2025. Fairway Nine I Owners were notified of the special board meeting via text messaging on April 4, 2025, in accordance with the 5-day minimum noticing requirement.

The meeting was held cooperatively with the Fairway Nine VII Board of Directors to discuss the results of a meeting between the Board Presidents of Fairway Nine I, II and VII and respective legal counsels.

MOTION: Jen King moved to adjourn the meeting into Executive Session for the purpose of discussing legal matters regarding the Fairway Nine Recreation parcel, Gary seconded, and the motion was unanimously approved.

EXECUTIVE SESSION

Legal Counsel Katie Franklin, with Lawson, Laski, Clark was present and recapped the results of the Board President's agreement negotiations held earlier in the day.

MOTION: Chris Black moved to adjourn out of the Executive Session portion of the meeting, Jen seconded, and motion was unanimously approved.

ACTION AND CONCLUSIONS AS A RESULT OF EXECUTIVE SESSION:

MOTION: Chris Black moved to approve that Katie Franklin prepare the following:

- 1) Katie will summarize the notes from President's negotiations held earlier in the day which will identify the key points to include in the Rec Parcel Agreement. The meeting summary will be provided to George Imel and Chris Black for their approval prior to submitting to Fairway Nine II.***

- 2) *From the negotiation meeting recap, Board members present agreed that the following should be conveyed to Fairway Nine II:*
- a. *The Unanimous Vote requirement of either the Rec Committee Members or Board of Directors will be eliminated throughout the rec parcel agreement document with the exception of the sale or transfer of the rec parcel property and installing new capital improvements. Capital Improvements will be defined as the addition of new amenities which are not included in the planned repairs and amenity replacement of the current facilities.*
 - b. *The planned repairs to the existing facilities submitted to SVEA will be amended as follows:*
 - i. *The fence will be relocated and contained on the recreation parcel property.*
 - ii. *The pool will be shifted and centered between the existing east/west fence lines.*
 - iii. *A landscape architect will be hired to prepare a landscape plan as requested by Fairway Nine II.*
 - c. *The security and usage of the recreation parcel will be monitored and recorded as follows:*
 - i. *A single key fob will be issued to every condominium. The use of the key fob will record the unit number of the user.*
 - ii. *Video monitoring equipment will be installed with a 3 day minimum recording capability and time stamp feature.*
 - iii. *When the facilities are open for use, security personnel will close facilities nightly and clear the facilities of patrons.*
 - d. *The facilities will be insured with all Association groups listed as named insured.*
 - e. *The facilities will be managed by the Fairway Nine I Association manager. A new separate entity will not be formed. An annual meeting of the committee members will be held to approve the budget.*
 - f. *The rec parcel renovation plan will be billed to each Association group on a square footage basis. Going forward all operating expenses will be on a per unit basis.*
- 3) *Fairway Nine II will be asked to incorporate the changes into the proposed rec parcel agreement that were agreed to by the President's during negotiations and resubmit for Fairway Nine I and VII final approval. Those present requested that this be done within 7 days.*

Jen King seconded, and the motion passed unanimously.

ADJOURNMENT

With no further business, Chris adjourned the meeting at 4:50 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary