

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
OCTOBER 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

NOT PRESENT: Shelly Tutt – Alternate Board Member

OWNERS: Approximately 40 Owners – Present and Zoom

OTHERS: Sharon & Chuck Williamson - Managers

CALL TO ORDER

Chris called the meeting to order at 3:04 p.m.

ESTABLISH A QUORUM

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

SPECIAL MEETING ISSUE

Approve Special Assessment for Rebuild of Recreational Amenities:

Chuck reviewed the status of the Fairway Nine Recreational Facilities reconstruction with those in attendance. He explained that the Board has approved the following:

- 1) The construction plans for rebuilding the pool, hot tub and the building structure.
- 2) The Recreation Parcel Agreement, which includes the reconstruction description, payment contributions, future operations and the formation of the Recreation Parcel Committee which consists of the three Board Presidents.

In compliance with the Recreation Parcel Agreement, and to coordinate association group payments to the selected contractor, management has opened an independent bank account at Idaho First Bank. This account will be used for the amenity reconstruction project billing, payment and accounting processes. Each Association group will be invoiced on a quarterly basis to accumulate funds for contractor progress payments. Fairway Nine I's portion of the total reconstruction cost is 58.74%. Each Association group will independently determine how the necessary funds will be collected from its members.

The purpose of this meeting is to approve the special assessment amount and determine a payment schedule for the owners.

The total reconstruction project has been preliminarily estimated at \$1,446,523.13 by Mountainwood Construction, the selected contractor. Fairway Nine I's share of the expense totals \$849,687.69. Mountainwood Construction requires a 5% deposit as a condition of the construction agreement. Fairway Nine I has paid \$44,642.40 (58.74%) on an initial billing of \$76,000. The initial billing provided funds to pay the 5% deposit and establish an independent bank account for the project. After paying the initial amount, the balance remaining for Fairway Nine VII on the reconstruction project totals \$805,045.29. Management proposed that the Board authorize that \$150,000 from existing capital reserves be allocated towards reducing the overall special assessment requirement, leaving a special assessment balance of \$655,045.29.

Management presented funding options which include the following:

1. A payment plan with a 3% discount for prepayment of the entire assessment in the first month of billing.
2. A construction loan option. The terms of the construction loan option include a construction draw account up to \$500,000 with a 1% origination fee, 7.38% interest only payments on the outstanding balance during construction, and a 7.38% interest rate for 4 years on the balance of the loan when converted to a standard loan with a total duration of 7 to 10 years.
3. A credit card option would provide the ability to place the assessment on a credit card which would allow the owners to pay their assessment to the Association and manage their own repayment schedule.

Chuck explained that the Fairway Nine I Association would be billed for the amenity construction in three equal installments on a quarterly basis beginning December 1, 2025, in conjunction with the owner dues billing cycles for Fairway Nine I and II. The initial payment of \$268,348.43, due in December, will be paid from the \$150,000 in existing capital reserves, and a portion of the special assessment collections received in December. Excess funds collected and held in capital reserves will be invested in Treasury Bills where interest earned will be utilized to offset the 3% discount offering.

Board members discussed the options proposed. They concluded that the construction loan option should not be pursued as the loan costs are too high. An informal poll indicated that nobody in attendance would pursue this option.

After discussion, MOTION: Gary Burt moved to approve a special assessment of \$655,045, and the use of \$150,000 from existing capital reserves, to pay Fairway Nine I Association's portion of the estimated amenity reconstruction balance owing of \$805,046.29, Nyle Brown seconded, and motion was unanimously approved.

MOTION: Chris Black moved to approve that the special assessment to the owners be divided into three equal installments and billed in conjunction with the regular dues payments on December 1, March 1 and June 1, Gary Burt seconded, and motion was unanimously approved.

MOTION: Gary Burt moved to approve a 3% discount if the owner pays their entire portion of total assessment by December 31, 2025, Chris seconded, and motion was unanimously approved.

Chuck reported that the special assessment notice and breakdown per unit would be emailed and sent regular mail to all owners. The amenity construction plans will be posted on a new website when available and attached to the email notice of special assessment.

Answers to various project questions asked by Owners present:

The anticipated start date is expected to be in May 2026, weather dependent. No demolition activity will begin until then. The project completion date has not yet been determined. Owners will be kept informed on construction progress.

There are no construction cost guarantees. Chris Black is continuing to negotiate with the contractor to lower the overall cost of the project. For owners paying the entire assessment amount in advance, if the total cost of the project is less than indicated, a credit may be applied to owner accounts. If there are cost overruns, the Board will determine at that time how to pay for any overage.

The reconstruction project must still be approved by Sun Valley Elkhorn Association and the City of Sun Valley before construction can be initiated.

The pool construction contractor is Infiniti Pool. This is the same company that installed the Village and Harker swimming pools and hot tubs.

Chris Black will ask the contractor about the hot tub jets being installed at various depths to accommodate individuals of differing heights.

Chris Black is consulting with an architect and interior designer, who owns a condominium in Fairway Nine I, for the selection of the building finishes. The color scheme of the recreation building will be similar to the Fairway Nine 1 building colors. It was requested that a non-slip floor material be considered for the changing rooms. It was reported that a smaller dry sauna will be installed.

The roof over the existing hot tub will be removed and not replaced. A snow melting system will be installed under the pavers around the hot tub up to the changing rooms and out to the parking area.

A new security system will be installed using key fobs and video cameras to monitor the amenity area. The entry gate will be locked at night by a security service and opened in the mornings by pool maintenance personnel. One key fob will be issued for each unit. Lost key fobs will cost \$100+ to replace.

ADJOURNMENT

With the conclusion of the question and answer period, Chris adjourned the meeting at 4:10 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary