

**FAIRVIEW LAKES ASSOCIATION  
MINUTES OF THE ANNUAL MEMBERSHIP MEETING  
NOVEMBER 5, 2015**

The annual meeting of the membership of Fairview Lakes Association (the "Association") was held on November 5, 2015 at the Provo City Chambers, 351 West Center Street, Provo, UT. The meeting was convened at 7:00 pm.

Board members present were Paul Talbot, Troy Worthington, Lynn Williams, Truman Child, Dale Robinson and Gary Griffiths. Steve Mower was absent due to a schedule conflict. Cindy Henry attended as Secretary/Treasurer. Robyn Hall attended as Ombudsman. Dennis Larson attended as Financial Committee Member.

Paul Talbot, president, welcomed all members and called the meeting to order. He introduced the Officers and Board Members.

A special thanks was given to Neil Armitstead, retiring president, Truman Child, retiring board member, Joyce Lewallen, retiring Ombudsman, and DeeDee Johnson, retiring Secretary/Treasurer.

Thanks to all those who have so willingly volunteered throughout the year.

The Year in Pictures slide show was presented by Blake Jensen, Webmaster.

Presidents message highlights:

1. Annual dues will remain the same for 2016.
2. Road maintenance will be scheduled in early June.
3. Water quality is excellent. Report any leaks observed. Do not cut into the main water line without prior approval.
4. All building and excavating of any kind must be approved by the Architectural Committee Director, Troy Worthington.
5. New speed limit signs have been installed.

Association goals:

1. New lease was signed on April 24, 2015 and became effective July 1, 2015.
2. Powered gates are working well and maintenance costs were less than expected. Surveillance cameras were also installed.
3. DNR grant money was used for the boulders as barriers around the area of the gate and also for the "Welcome to Fairview Lakes" sign and the sign at the boat ramp.
4. Going paperless has saved the Association thousands of dollars and provides an efficient means of communication with almost every member.
5. **Future goals** would be to get another grant to cut problem trees, including pines. Also to establish a secondary exit in case of an emergency. No accidents is also a goal. Members need to inform their guests of all Association rules.

Narrows Project update was given. The Corp of Engineers requires wetland mitigation and Sanpete County is working on resolving that issue.

Architectural Director, Troy Worthington has been working to get the surveys done on the lots. It will be an ongoing process as many of the original stakes have been removed or moved.

Engineering Director, Dale Robinson is planning the road maintenance for the Monday after Father's Day in June.

Safety Director, Lynn Williams talked about the blind curves on the road and the need for everyone to take responsibility for themselves to make sure everyone is safe.

Security Director, Gary Griffiths said the gate worked well all year.

Environmental Director, Steve Mower (absent) sent the information to Paul Talbot to share. He thanked all those who have noticed leaks and problems with the water system. Our system is very fragile and one small leak could drain all of our water storage inside the tanks. Please watch your water usage and realize there is not a "bottomless" supply. Please mark your stop and waste valves near the road with a pole.

Dennis Larson gave a financial review. The "Association" is financially sound. Investments are staying steady.

The meeting was then conducted as an open forum with questions, comments and interaction from the members encouraged.

The Amended Protective Covenants were to be voted on by the membership. Before the meeting, several board members got emails from members expressing their concern about the new Protective Covenants. It was decided by the Board not to vote on them at this time. Some wanted to see if that was really what the members wanted so they asked for a show of hands as to who wanted to postpone the vote. The members indicated they wanted to postpone the vote until everyone had a chance to study the changes. There was a lot of discussion about the changes. A red line version will be sent out to the members by November 30, 2015. The members have until February 1st to review the changes and contact a Board member with their concerns. The Board will then have a meeting in February to discuss what the concerns are. A future meeting will be held for a vote on the Amended Protective Covenants.

The Candidates for the Board introduced themselves. They were Kyle Jensen, Matthew Simonsen, Steven Mower and Paul Talbot. The members voted and elected Matthew Simonsen, Steven Mower and Paul Talbot.

The Board ask the membership to approve a resolution to indemnify the Board for their actions while serving the Association for the fiscal year ended September 30, 2015. A motion was offered and seconded. The membership voted to approve the indemnification of the Board.

The drawing for door prizes was held. Thanks to Robyn Hall for getting all the door prizes and refreshments.

Having no further business to come before the membership, the meeting was adjourned.

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Paul Talbot, President

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Cindy Henry, Secretary/Treasurer