

**FAIRVIEW LAKES ASSOCIATION
MINUTES OF THE ANNUAL MEMBERSHIP MEETING
NOVEMBER 3, 2016**

The annual meeting of the membership of Fairview Lakes Association (the "Association") was held on November 3, 2016 at the Provo City Chambers, 351 West Center Street, Provo, UT. The meeting was convened at 7:00 p.m.

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

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

The purpose of this meeting is to go over the important matters for the Association.

The way the Association operates is that you, the members, have elected board members, who have the responsibility of governing the affairs of the association. It would not be very efficient to get everyone's input on the daily affairs of the Association. The board strives to follow the consensus of the "Association" members to the extent that such consensus aligns with the laws, best practices, and the current legal environment. Board members make decisions as authorized by the governing documents of the Association but puts certain matters to a vote (such as the Protective Covenants).

The purpose of this meeting is to go over the important matters for the Association.

The Board elects the President and the Secretary/Treasurer. At a board meeting held on October 24th, the Board elected Paul Talbot as the President and Cindy Henry as the Secretary/Treasurer.

A special thanks to retiring board member Gary Griffiths, as well as to Dale Robinson whose term is expiring, but is running for re-election.

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

President's message highlights:

1. The lease was finally signed April 24, 2015 and became effective July 1, 2015.
2. Amended Protective Covenants were approved by an overwhelming majority of members at the summer picnic. Although no document pleases everyone, the board feels that the amendments were fair and balanced in a way that protects each one of our investments.
3. The powered gate and surveillance cameras/recorder continue to operate well.

4. Going paperless has not only saved the Association thousands of dollars, but has provided an extremely efficient means of communication with almost every member. Our website provides the most up to date news. Remember to update us with changes to your email address and/or cell phone numbers.

5. Our Facebook page is also a good way to keep in touch.

6. Reserve Study was updated this year, as required by law-reserves must be held in the unexpected event of massive repairs or replacements necessary for our water system, roads, etc.

7. Annual dues will remain at \$500/year. Property taxes on the land are up substantially over the past few years, but we believe that we will be able to hold the line. However, depending upon inflation and property taxes, the Board expects the dues will need to be increased in the next few years. As always, any increase will only be made after careful consideration and only in the amount needed to pay our out-of-pocket expenses.

8. Roads - Director Dale Robinson schedules annual maintenance in early June. Mag is applied to prevent dust and add longevity to the road base. Our roads overall remain in excellent condition. One only needs to drive on non-Association roads to see the difference our on-going maintenance makes.

9. Water - Quality is excellent. We test our water quarterly as required by the state.

10. Building - We have a number of new cabins and other buildings under construction. These additions add value to our properties.

11. Safety - Director Lynn Williams has installed several speed limit signs throughout the property. 15 MPH, or less for ALL vehicles. 5 MPH is posted near the powered gate. Our population continues to grow - we are a small city - many under aged and inexperienced drivers. Slow down; think safety. Inform guests of road safety rules.

12. Narrows Project is suspended by the US Army Corps of Engineers until they get an updated Environmental Impact Statement from Sanpete County.

Association goals:

1. Gain another government grant through on-going submissions by members of the In-Kind Matching Sheets. This grant would provide us an outside contractor (at NO expense to the Association or individual members) to cut problem trees, including pines. We have been submitting forms as they are received and must continue this effort. Any time and cost spent clearing wood and brush, cutting trees, spreading wood chips, etc. should be included. Any effort that helps mitigate fire danger should be reported. Members can go back 5 years and submit all time and cost on one form, if they have not previously reported these costs and efforts.

2. Establish a secondary exit in case of emergency - not many choices.

3. NO accidents - members should continue to abide by the rules as they pertain to road safety.

We all need to become involved as volunteers. Each of the committees can use volunteers. It is a great way to connect with your neighbors and further improve our mountain property.

Board and Committee Reports:

Architectural Director, Troy Worthington - Surveys are an ongoing process. Many of the original stakes have been removed or moved. The Board has final say on all property lines.

Engineering (Roads) Director, Dale Robinson - Mag is usually scheduled in June for the Monday after Father's Day if the weather allows. Be sure to stay off the roads that day.

Safety Director, Lynn Williams - Make sure your guests know the safety rules of the property. Each member has the responsibility for safety.

Security Director, Gary Griffiths - The security gate is serving us well.

Environmental Director, Steve Mower - In the spring, we will need a work project to clear the fallen trees out of the spring enclosure. Your attention to marking your stop and waste valves and hydrants is greatly appreciated. There were minimal number of leaks this year due to your attention. Any standing water or obvious leaks need to be reported to a member of the Board so they can be taken care of in a timely manner to keep the system clean and flowing.

Financial Director, Matt Simonsen (absent) - Paul Talbot reported that we met our goal of having more revenues in excess of expenses. The Association investment portfolio is designed to be used for future asset replacements and major repairs that are not funded by the annual dues. The fund earned 4.3 percent for the year.

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

The Candidates for the Board introduced themselves. They were Dale Robinson and Mark Beck. A vote was taken and both were elected to fill two vacancies.

The Board asked the membership to approve a resolution to indemnify the Board for their actions while serving the Association for the fiscal year ended September 30, 2016. 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 the door prizes and refreshments.

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

Paul Talbot, President

Cindy Henry, Secretary/Treasurer