

**FAIRVIEW LAKES ASSOCIATION
MINUTES OF ANNUAL MEMBERSHIP MEETING
NOVEMBER 6, 2014**

The annual meeting of the membership of Fairview Lakes Association (the "Association") was held on November 6, 2014 at the Provo City Chambers, 351 West Center Street, Provo, UT. The meeting convened at 7:00pm.

Board members present were Neil Armitstead, Troy Worthington, Lynn Williams, Truman Child and Gary Griffiths. Steve Mower and Dale Robinson were absent due to schedule conflicts. DeeDee Johnson attended as Secretary/Treasurer. Joyce Lewallen attended as Ombudsman. Paul Talbot, lot 165, attended as Financial Committee Member.

Neil Armitstead, president, welcomed all members and called the meeting to order. He introduced the Officers, Board Members, Paul Talbot, Financial Committee member and Joyce Lewallen, Ombudsman.

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

The Year in Pictures slide show was presented.

Neil stated the property improvements made around the entrance to the property have been completed. These improvements included the installation of a powered gate with keycards and PINs assigned to each membership, a crash gate in case of emergency, resurfacing and enlarging of the parking lot at the lake, boat ramp resurfacing and boulders placed around the perimeter of the property entrance to insure greater security. The Utah Department of Natural Resources grant, in the amount of \$89,462, was used to provide funds for all of the improvements. Neil explained that the improvements increase the property value, not only for members of Fairview Lakes Association, but also for the Cottonwood Gooseberry Water Users Association.

The Cottonwood Gooseberry Water Users Association Board of Directors have instructed their members to enter the Association property through the crash gate. A duplicate padlock was installed on the crash gate which allows the CGWUA members to enter by using the same key necessary for them to enter their private property gate located inside the Fairview Lakes Association leased property.

Neil further reminded those in attendance that the powered gate will open for all vehicles leaving the property. No keycard or PIN is required for the exit.

Director Gary Griffiths stated the gate panels will be removed for the winter season on November 8, 2014. The posts and keypad will be marked with black PVC pipe for greater safety.

A dusk to dawn light was installed at the host cabin to light the American flag. The flag will fly 24/7 during the season.

The American flag at the host cabin is tattered and will be retired on November 8, 2014. The light will be turned off for the winter season. A new flag will be purchased and in place for the upcoming summer season. The flag will be lighted, again, next summer.

Member Carol Clark, lot 8, inquired as to the operational date of the gates for the 2015 year. She stated that early last spring a 4-wheel drive vehicle had become stuck in the snow/mud on her property and damage occurred. This was likely a non-member, she said. President Armitstead responded by saying that when the snow level is greatly reduced and the chance for additional snowfall has passed, the gate will be in place and operational.

Surveillance equipment is installed and operating at the entry to the Association property.

Neil stated the new property lease remains in the hands of the Cottonwood Gooseberry Water Users Association. Lynn Anderson, Association president, has explained their wishes to share the proposal with additional members of the CGWUA before signing. The lease is beneficial to both parties. Mr. Anderson indicated that CGWUA members will be notified of the agenda, including the lease discussion, in time for the annual meeting of CGWUA in February, 2015. The lease proposal offers a 50 year lease term with an automatic extension every 5 years. In addition to annual lease payments, a renewal fee of \$5,000 will be required and paid by Fairview Lakes Association to the Cottonwood Gooseberry Water Users Association.

Neil advised the membership that the Annual dues will remain at \$500 per lot for the upcoming year.

Paul Talbot, Financial Committee Member, reported that the financial condition of the Association is solid. Paul also discussed the Association's investments with Merrill Lynch which remain well diversified and within the investment policy adopted by the Board. Jeff Roundy, the Association's investment advisor with Merrill Lynch, and members of the Financial Committee continue to monitor the investment portfolio on a regular basis. A short slide show covering the financial position and results of operations of the Association for the past fiscal year ended September 30, 2014 was shown, detailing Association income and what categories comprise expenditures. The largest expenditures incurred by the Association were comprised of the annual lease payment, property taxes and road maintenance.

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, 2014. A motion was offered by Terry Johnson, lot 110, and seconded by Paul Hardy, lot 128. The membership voted to approve the indemnification of the Board.

Safety Director, Lynn Williams, reminded members of the posted speed limit of 15 mph throughout Association property. He stated that additional speed limit signs will be in place in early 2015. Flags are required on all OHVs. Children under the age of 8 are not allowed to drive an OHV within Association property. Children age 8 to 16 are allowed to drive an OHV only if they have completed the State of Utah's course for young drivers and have, in their possession, the certificate issued them. Helmets are required on all children 17 years of age and younger. Lynn reminded everyone that the Association Board will fine those members who do not comply with these important rules.

Member Jim Bench, lot 50, requested the street signs be repainted so that the street names are more visible. President Armitstead responded with the possibility of having a service group perform this necessary task next summer.

Member Carol Clark, lot 8, asked the status of the Narrows Dam Project. No news has been received regarding the construction timeline of the approved project. The Final Environmental Impact Statement was issued in 2013.

Member Blaine Poulsen, lot 3, stated the need to better enforce the flag rules for OHVs and also to require lot number identity plates on all OHVs. Mr. Poulsen observed several OHVs with no flags, riding within the Association property during the 4th of July holiday. He suggested plates be placed on the rear of each OHV rather than the front in order to better observe the lot number of those violating Association rules.

Member Ray Maag, lot 162, inquired as to the number of OHV accidents reported during the last summer season. None were reported. A deer was hit and killed on Pinecrest Pass, however the vehicle involved is unknown. Member Dan Canfield, lot 85, stated that during the summer season he had observed roll-overs of OHVs at the bottom of the switchback on Meadow Drive. Apparently, there were no injuries. Director Williams reiterated the importance of driving slowly throughout Association property.

The Board requested volunteers to help with committee tasks. Thanks to those who volunteered their time and expertise.

After the conclusion of the above discussions, the membership elected Directors to serve for the upcoming term. Current Directors, Troy Worthington and Lynn Williams, were unopposed. There being no further nominations for the Board, the membership voted by verbal approval to elect Troy Worthington and Lynn Williams to each serve a three year term.

The drawing for door prizes was held and several members in attendance won treasures.

Having no further business to come before the membership, the meeting was adjourned at 8:40pm.

Refreshments followed the meeting.

Neil Armitstead, President

DeeDee Johnson, Secretary/Treasurer