

FAIRWAY VILLAGE NEIGHBORHOOD COUNCIL, INC.      January 29, 2017  
2017 ANNUAL MEETING

The meeting, held at the Picacho Hills Country Club, was called to order by President Bob Zolto at 4 p.m. following the social hour which began at 3 p.m. The quorum was met and the meeting proceeded.

2016 Board Members present were Bob Zolto, President; Madie Zolto, Treasurer; Lynn Breckenridge, Secretary; Larry Williams, Stephanie Webb and Jan Smith, Directors at Large. Carol Shannon, Director at Large, was absent.

Bob began the meeting by thanking the homeowners in attendance for their commitment to Fairway Village Drive. He also thanked the outgoing Board Member who served the past 2 years – Carol Shannon.

The minutes of the 2016 FVNCI Annual Meeting were approved.

The 2016 Year in Review was given, by Bob Zolto:

1. Fenced Area Around Well #5 (“The Prison”) at Entrance to Fairway Village Drive. Dona Ana Mutual Domestic Water Consumers Association (hereafter referred to as DAMDWCA) fenced well #5 by the entrance to Fairway Village Dr. in accordance with Homeland Security requirements. DAMDWCA decided to put in a large footprint of fenced area. Currently equipment is stored in the area for ongoing Picacho Hill water infrastructure projects. The equipment will be gone once the projects are completed. PHPOA has contracted an architectural firm to design a landscape plan for the entire PHPOA common areas. It is the intent that landscaping will be placed around the outside perimeter of #5 well fencing to hide it, perhaps oleanders. DAMDWCA has indicated they will provide the water to irrigate the landscaping. Once the total PHPOA landscaping cost has been determined, FVNCI will pay a portion, the exact amount to be determined later. Mike Slover, who is a board member of the PHPOA gave an update on his working with DAMDWCA.
2. Septic System. The status of the septic system was quite good for 2016 compared to previous years. There are still some wipes found each month as well as some grease after the holidays. There are two (2) pumps on reserve.
3. Housing Statistics
  - a. In 2015, there were 12 rentals, 7 houses for sale and 1 foreclosure.
  - b. In 2016, there were 11 rentals, and 1 house for sale.

### FVNCI Operating Budget and Reserve Discussion, by Madie Zolto

1. Review of the 2016 Budget. Actual overall 2016 expenses were less than the 2016 budget. Some sub categories were over (landscaping due to extra work on the FVD entrance, repairing/replacing aging irrigation, north gate planter repair). Explanation was given of reserve moneys in CD's at Citizens Bank.
2. Discussion of the 2017 proposed budget. The operating budget for 2017 will be \$24,750.00. More money was allocated for landscaping to match what typically has been actually spent. It is anticipated that the street will NOT need resurfacing for another 5 – 10 years. (Thank you to Stephanie Webb for filling in the street cracks.) Annual dues will remain at \$353, as well as the Reserve Annual payment of \$150.
3. The 2017 FVNCI Operating Budget and Reserve was approved by the homeowners as was moving excess money from 2016's budget: \$1,000 to reserve and \$670.61 to the General Fund.

### Election of Board Members

1. Remaining in office will be Bob Zolto, President, Madie Zolto, Treasurer, Lynn Breckenridge, Secretary, Larry Williams, Stephanie Webb and Jan Smith, Directors at Large.
2. Seeking election to a 2-year term is the dual representation of Chuck/Flor Leutwiler. The Slate of Candidates was approved by the homeowners.

### Discussion, Feedback and Miscellaneous from Members

1. Has there been any negative impact on property values with the fencing eyesore at well #5? None noticed yet. The annual Dona Ana County property valuation notices mailed to all DA county residents show current property values.
2. Gates and Traffic.
  - a. South Gate had new grease zerts installed to eliminate noise when opening. A maintenance schedule will be set up to grease the gates more frequently.
  - b. The South Gate is no longer open on Sundays, and has not been for a while.
  - c. The North Gate had a problem with not closing properly. This has been fixed.
  - d. Drive Thru Traffic. Some non-FVD residents drive thru for quicker access to other parts of Picacho Hills (obviously using a valid gate code). If you notice an unfamiliar car driving thru, stop them and advise them to not drive on our street if they do not have a legitimate reason to be there.
  - e. Floating Gate Codes. There was a brisk discussion of gate codes being known by too many non-FVD residents. A description was given on the process of

- changing **ALL** gate codes and the difficulty of keeping these new codes from filtering to non-FVD residents.
- f. Signage at the gates to remind exiting vehicles to stay to the right. The Board will follow up on purchasing and installing these signs.
3. Garage/Estate sales. A local estate company was contracted by a 'moved away' resident to conduct a sale on Friday January 27 and Saturday January 28. The company did not realize they needed permission of the board and also thought the gates would be open during the sale. They were advised the gates would not be opened, as the increase in vehicles would cause a problem with keeping a clear traffic path in case emergency vehicles were required. The sale is postponed to a later date. This will allow the estate sale company time to finalize how best to shuttle customers from outside the gates to the sale site. As it turned out there was an EMS call on Saturday morning, January 28 which caused traffic problems when just several resident cars were involved.

Currently the CCR's wording mentions 'garage sales'. It was proposed to change the wording from 'garage sales' to 'estate sales' which will be held indoors. The proposal was seconded and passed by vote of the homeowners. Additional wording needs to be added concerning the parking/shuttle issue. The additional wording will be composed, then sent to homeowners for approval.

4. Housekeeping of the neighborhood. All FVNCI homeowners are asked to pitch in and help with keeping the neighborhood clean.

#### Raffle Ticket Drawing

Winners of the raffle tickets, entitling a gift certificate to PHCC, were:

\$50 – Jan Smith

\$25 – Bill and Rosemary Meyer

\$25 – Mike and Sylvia Izon

The meeting was adjourned at 4:45 p.m.

Respectfully submitted by Lynn Breckenridge, Secretary