

Nineteenth Fairway Townhouse Condominium Association, Inc.

Board of Directors Meeting

March 17, 2025

A meeting of the Nineteenth Fairway Townhouse Condominium Association Board of Directors was held on Monday, March 17, 2025 at 7:30 am MST via Zoom.

1. **Call to Order.** The meeting was called to order at 7:30 am.
2. **Roll Call/Establish Quorum.** Directors in attendance were Jim Sheldon, Brian Richardson, Dave Kleen, Mike Fitz and Dan Beard. Also in attendance were Eileen Jacobs of Mountain Caretaker, Inc. and Michael Dunlevie, association legal counsel.
3. **Approval of Minutes.** Upon motion duly made and seconded the minutes of the February 6, 2025 meeting were approved unanimously.
4. **Executive Session.** The Board entered Executive Session to discuss a potential legal matter.

The Board exited Executive Session at 8:15. Upon motion duly made and seconded, the Board unanimously approved having the attorney draft a Fourth Amendment to the Declaration adopting the current allocation schedule that has been in use for at least 21 years.

5. **Rules and Regulations.** Upon motion duly made and seconded, the Board adopted the rules and regulations as sent to all owners for a 30-day comment period, by unanimous vote.
6. **Other Business.**

Unit 18. Management has repeatedly emailed the owner of Unit 18 regarding the fire pit, excess vehicles, vehicle parts and trash left on common areas by their tenants. The owner was unresponsive. Management will get a cleanup crew on site to remove the trash, clean up firewood and chips and clean up the ashes from the illegal fire pit the tenants created. The cost will be back charged to the homeowner's account.

In addition, management will send a formal notice to the owner per the Enforcement Policy.

Approved: 4/28/2025

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The owner of Unit 11's son, who does not live on the property, continues to allow his dogs to run off leash, defecating on the property and not picking it up. This has been going on for years and many owners have asked him to leash his dog and pick up the wastes to no avail. The Board directed management to email notice to the owner of the unit about this unacceptable behavior.

7. **Adjournment.** Upon motion duly made and seconded, the Board adjourned the meeting at 9:00 a.m. by unanimous vote.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

Eileen Jacobs

By: _____
Eileen Jacobs