

# Nineteenth Fairway Townhouse Condominium Association, Inc.

## Board of Directors Meeting

June 11, 2024

A meeting of the Nineteenth Fairway Townhouse Condominium Association Board of Directors was held on Tuesday, June 11, 2024 at 10:00 a.m. via Zoom.

1. **Call to Order.** The meeting was called to order at 10:05 am.
2. **Roll Call/Establish Quorum.** Directors in attendance were Jim Sheldon, Brian Richardson, Dave Kleen and Roger Silverstein. Homeowners/residents in attendance were Marc Hatfield, Derke Ducharme, Brett Porterfield, Megan Milan, Joe Larkin. Also in attendance were Eileen Jacobs of Mountain Caretaker, Inc. and Bob Meserve of Meserve Consulting.
3. **Designated Parking Spaces.** Eileen reviewed a draft of designated parking spaces which closely aligns with the current designations with the exception that the back parking lot only accommodates four spaces per the County requirement that spaces be at least 9' wide.

All units have two designated spaces except the smaller one-bedroom units which have one space. It was noted that these units pay a smaller monthly dues amount than the two bedroom units. The one-bedroom units with one space are units 19, 21, 23, and 25.

Unit 19 objected to the elimination of the second spot that was assigned to this unit by a previous Board, noting the owner at the time was President of the Board and had the rules reflect a second parking spot for her one-bedroom unit. The Board consulted legal counsel on this matter and was told the designation of parking spots is the Board's responsibility and subject to change. The Board is being consistent with the original intent of the association in assigning two spaces to 2-bedroom units and one space to 1-bedroom units.

There are two guest spaces. Unit 9, Marc Hatfield, asked if their second space, which is located next to the dumpster and sometimes difficult to access due to snow storage, can be moved to the guest spot next to unit 26.

Upon motion duly made and seconded, the Board unanimously approved moving unit 9's space as requested.

Approved: 10/24/2024

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There were no further comments with regard to the proposed parking designations. Upon motion duly made and seconded, the Board unanimously approved the designation of spaces with the above-referenced changes.

4. **Parking Signage.** Discussion ensued regarding parking signage. Eileen was directed to reach out to First Chair Designs for their recommendations.
5. **Asphalt Project.** Bob Meserve updated the Board on the asphalt project. Paving is underway and should finish up this week or early next week. Striping of the lot will follow. Existing signs will be used until new signage can be ordered.

There was one change order necessitate by some soft spots which needed to be filled in and compacted before paving at a cost of approximately \$50,000.

6. **Adjournment.** Upon motion duly made and seconded, the Board adjourned the meeting at 10:40 a.m. by unanimous vote.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: \_\_\_\_\_  
Eileen Jacobs