



The Fairways at Ledges East Owners Association

5224 N. Winchester Hills Drive - St. George, UT 84770 - (435) 634-4600

Meeting Minutes

March 8th, 2018 – 3:00 PM
Ledges Administrative Building

WELCOME: Tom Lund, Ledges East HOA Director

INTRODUCTION OF MEMBERS PRESENT: By Tom Lund. Steve Jennings was present as association president, Desiree Nerwinski was present representing Ledges management, and Tom Lund was present as association manager. Several homeowners were also present, with the phone line open for others to listen.

ASSOCIATION BUSINESS

The budget and financials for 2017, as well as the proposed 2018 budget, were distributed to all in attendance. There were questions from homeowners in attendance how the addition of the pool facility would affect the budget. As these expenses are still being evaluated at the development level, and because the completion date of the amenity is still unknown, the 2018 budget reflects no major changes to the operation.

OPEN FORUM & DISCUSSION

Homeowners asked questions about association insurance. Up to this point, the association has budgeted for directors and officer coverage. Tom has recently been speaking to SentryWest, who provides insurance for another Ledges East community, and concluded that with such little common area for a community on a public street, there is no need for general liability at this time. This is anticipated to change with the completion of the pool facility.

Questions were also raised concerning the ability of the association to force owners of vacant lots to remove tumbleweeds and other undesirable overgrowth that may detract from the neighborhood aesthetic. Association management will check the governing documents and follow up on this.

The subject of the pool facility was discussed. Steve announced that loaders had mobilized that day and were breaking ground on extending the street, a prerequisite to beginning work on the pool facility.

At Steve's request, the homeowners discussed the clubhouse fitness room. Those present generally want a fitness room featuring free weights, stepping machines, cycling machines, and other equipment typically seen in this type of facility.

Steve then asked for homeowner input on the shape of the pool. A decorative pool can have more features and be made to match the neighborhood aesthetic, while a rectangular pool can be covered



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during the colder months and save money. With it still unknown whether the association would leave the pool open in the winter or ultimately close it, the attendees generally concluded they would prefer a rectangular pool so they have the option to cover it.

MEETING AJOURNED