

Schedule C Amendment

Fairway View Condominium Association

July 26, 2021

Go to: Fairwaycondos.org and click on "My Community Documents"

FAIRWAY VIEW CONDOMINIUM 1-18

28

<u>UNIT NO.</u>	<u>BLDG. NO.</u>	<u>ADDRESS</u>	<u># OF ROOMS</u>	<u>SQ. FEET</u>	<u>VALUE</u>	<u>PERCENTAGE OWNERSHIP OF COMMON FACILITIES AND VOTE</u>
1 (Lower)	1	2624 S.E. Bay Point Dr. Vancouver, Washington	7	948	\$57,000	.75
2 (Upper)	1	2524 S.E. Bay Point Dr. Vancouver, Washington	7	948	\$57,000	.75
3 (Lower)	1	2624 S.E. Bay Point Dr. Vancouver, Washington	7	964	\$53,500	.69
4 (Lower)	1	2624 S.E. Bay Point Dr. Vancouver, Washington	7	1064	\$60,000	.77
5 (Upper)	1	2624 S.E. Bay Point Dr. Vancouver, Washington	7	964	\$53,500	.69
6 (Upper)	1	2624 S.E. Bay Point Dr. Vancouver, Washington	7	1064	\$60,000	.77
7 (Lower)	2	2618 S.E. Bay Point Dr. Vancouver, Washington	7	964	\$53,500	.69

SCHEDULE "C"

What is Schedule C?

- One of four schedules to the CC&R's
- Main purpose is to present the % of ownership of common facilities and vote
- % of ownership is based on assigned value; not SF

What is Schedule C? - continued

- Unchanged since 1989
- Annual dues per unit are allocated based on Schedule C

% of Ownership of Common Facilities and Vote

Current

# of Units	Model	SF Group	Allocation	Assigned Value	Total Assigned Value
16	Winfield	717	0.64	\$ 49,900	\$ 798,400
2	Carmel	895	0.65	\$ 50,000	\$ 100,000
8	La Costa	948	0.75	\$ 57,000	\$ 456,000
16	Del Monte	950	0.75	\$ 57,000	\$ 912,000
16	Oakmont	964	0.69	\$ 53,500	\$ 856,000
4	Monticello	971	0.76	\$ 57,500	\$ 230,000
34	Augusta/Vintage	1,064	0.77	\$ 60,000	\$ 2,040,000
12	Brentwood	1,140	0.90	\$ 69,500	\$ 834,000
20	Barrington	1,266	0.97	\$ 75,750	\$ 1,515,000
128					\$ 7,741,400

Schedule C Errors

- Errors identified several years ago
 - Errors identified impacted 12 units
- Prior to 2019, property manager and BOD at the time chose not use Schedule C
- Recalculated the allocation based on correct Assigned Value for all units
- Legally not the appropriate solution

Schedule C Errors - continued

- In 2019, the new property manager brought the issue of using a calculation other than Schedule C to the BOD's attention
 - Association reverted to using Schedule C as the basis for allocating dues to each unit
- The 4 units most impacted were erroneously listed as 1266 SF when the units were 1064 SF

Schedule C Errors - continued

- These same 4 units saw an increase in monthly dues of 25% or ~\$77/month due to Schedule C errors
- Other units in the 1064 SF group listed correctly on Schedule C saw a decrease in monthly dues of ~\$2/month. This was due to the 4 impacted units taking on a greater portion of the overall dues allocation
- Allocation for 1266 SF group is 0.97; allocation for the 1064 SF group is 0.77 – a difference of .20

Allocation

$$\begin{array}{ccc} \text{Allocation \% of 128} & = & 100\% \\ \text{units} & & \end{array}$$

Correcting the 4 units would
result in a decrease of .80

$$100 - .80 = \mathbf{99.20\%}$$

$$.97 - .77 = .20 \times 4 \text{ units} = .80$$

% of Ownership of Common Facilities and Vote Amended

# of Units	Model	SF Group	Allocation	Assigned Value	Total Value
16	Winfield	717	0.65	\$ 49,900	\$ 798,400
2	Carmel	895	0.65	\$ 50,000	\$ 100,000
8	La Costa	948	0.74	\$ 57,000	\$ 456,000
24	Del Monte	950	0.74	\$ 57,000	\$ 1,368,000
16	Oakmont	964	0.70	\$ 53,500	\$ 856,000
2	Monticello	971	0.75	\$ 57,500	\$ 115,000
32	Augusta/Vintage	1,064	0.78	\$ 60,000	\$ 1,920,000
12	Brentwood	1,140	0.91	\$ 69,500	\$ 834,000
16	Barrington	1,266	0.99	\$ 75,750	\$ 1,212,000
128					\$ 7,659,400

Resolution

- Amending the CCR's requires:
 - 100% approval of 128-unit owners (one vote per unit)
 - 100% approval of first mortgage holders
- Return First Mortgage Holder form (Critical!)

Resolution - continued

- Ballots Distributed/Collected (condo owners and first mortgage holders)
- Follow up on missing forms and ballots
 - **Sense of urgency**
- Legal counsel will file amendment
- New allocation will be executed

Questions ?