



## 2023-09-19 Board Meeting Minutes

The Board of Directors Regular Meeting Minutes of the Fairways Condominium Owners Association for Tuesday, September 19, 2023 6:30 PM at The Fairways Clubhouse.

### Attendees

The following Board of Director members were present:

- Doug Leonard, President
- Jim Willeke, Vice-President
- Chuck Gherman, Secretary
- Kathy Noblet

### Guests in Attendance

No Guests in attendance

### Previous Minutes Review

Motion to approve regular meeting minutes and the 9-13-2023 special meeting minutes by Doug Leonard, second by Kathy Noblet.

There were no unresolved questions on the minutes they shall be adopted without corrections or modifications as part of the Association Records.

### Property Management Review

- Hornet's Nest was removed
- Motion to paint outdoor concrete steps with a white safety stripes where appropriate by Kathy Noblet  
Second by Chuck Gherman-motion carries
- Outstanding Maintenance Incidents- landscaping is still ongoing
- There were no unresolved questions on the maintenance reports they shall be adopted without corrections or modifications as part of the records.

# Financial Report Review

There were no unresolved questions on the Financial Reports they shall be adopted without corrections or modifications as part of the Association Records. We are ahead on the landscaping budget by \$4800

- Operating Balance-\$65,010.07
- Reserves Balance-\$261,000.57
- HOA fees up to date

## Previous Business

Topic 1- Insurance change in bylaws noting that home owners will pay the \$10,000 -“loss assessment” which is covered by the owners policy.

Topic 2- Electronic Voting - if we do electronic voting at the annual meeting nominations can be taken from the floor. Scheduling a town hall meeting for home to discuss both matters in early November 2023.

Topic 3-Motion by Jim for Kathy Noblet to proceed with the landscaping budget that was presented at this meeting. Second by Chuck Gherman- motion carried

Topic 3- Dryer Vent Cleaning- Motion to clean dryer vents and the the Association to pay for it by Kathy Noblet and 2nd by Chuck Gherman- Motion carried

## New Business

- A. Eagle Drive water issue, a pipe is sticking up out of the ground and corrugated tile to drive the water into a catch Basin is needed. Cost is estimated at \$2803.
- B. 1 Birdie drive pooling water
- C. Fill up low spots around Units 60 and 62; water pooling around 1 Birdie Drive

Motion to move proceed with the project by Jim Willeke, seconded by Doug Leonard. Motion Passes

## Adjournment

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:20 pm.

The next Board of Directors Regular Meeting Minutes will be held on October 17, 2023 6:30 PM at the The Fairways Clubhouse