

FAIRWAYS CONDOMINIUM UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 17, 2020

Board members present: Doug Leonard, Jim Willeke, Patsy Hommon, Susan Delopzier, Kathy Noblet

There were no guests present.

There were no contractors present.

- I. Having established a quorum, the meeting was called to order at 6:30 by president Doug Leonard.
- II. The minutes of the February 18, 2020 meeting were approved. Susan made the motion; seconded by Kathy.
- III. Property manager Thom Collier sent in a maintenance report.
 - A. Several routine items were handled. Up to 10 hours of work/month are handled before we are charged.
 - B. Monday, March 23, at 2:30 board members are invited to walk around with Thom Collier to assess what maintenance needs to be performed this summer.
 - C. Discussion on "Door Upgrade Service" was tabled.
- IV. The financial documents were accepted after noting a small increase in bill from Rumpke. Motion made by Jim; seconded by Patsy.
- V. Old Business
 - . MOTION: Motion made by Jim and seconded by Susan that we proceed with this project.
 1. **RESOLVED:** MP Paving to be hired to repair and seal our roadways.
 2. The bid was \$22,400 which included \$8,190 for milling and repaving damaged areas.
 - A. Association Reserves has been hired to perform our reserve study. This resolution was unanimously adopted ([via email](#)) Study will be delayed by coronavirus.
 - B. A discussion was held on having a Town Hall meeting for residents. Our annual meeting has become a business meeting only, and the Town Hall would give residents an opportunity to voice their concerns.
 - C. The Fire-Safety Project is now scheduled through Suzy Davidison at the Red Cross.740-504-9117.
 - D. Doug will ask Renee McDaniel CPA to officially serve as our treasurer and present financials at the annual meeting.
 - E. Jim and Doug are working on the annual budget.
 1. The board is required to adopt an annual budget.
 2. The only major change will be in the reserve funds. They are proposing moving money from checking to reserves to cover the shortfall that will occur after paying for roofing.
 3. In the future we should probably increase the percentage going to the reserves each month.
 - G. Jim has discovered that the pump in the lift station is not working and needs to be replaced.
 - H. The board voted to pay \$300 to Signarama to do a site survey to replace signs. Motion made by Jim and seconded by Patsy.

VI. New Business

Kathy recommended that the crabapple trees be trimmed and treated this spring. An estimate has been received for the trimming but not treatment. Trimming was estimated to be \$1,300 plus tax. Board asked Kathy to get an estimate from Preservation Arborists for the treatment. Dolce will also present an estimate. Email approval can be obtained.

A. Annual meeting

1. The Living Center has been obtained for the annual meeting on May 5. This resolution was unanimously adopted (via email)
2. Erica Finley from Kamen Cusimano will conduct our annual meeting.

This resolution was unanimously adopted (via email)

3. Registration will begin at 7:00pm with the meeting starting at 7:30.
4. Meeting notices and proxies will be hand delivered by board members.
5. It may be necessary because of coronavirus restrictions for the board to meet and adjourn to a future date.
6. Three board seats are up for election. Doug and Jim are running and Kathy Lake has volunteered. Jim will also put a notice in the newsletter.

C. Units to be power washed will be determined during the walk around on Monday. Prescription Turf Care and Central Ohio Power Wash will be asked to bid on this project.

- II. Meeting was adjourned at 7:40. Next meeting will be April 21, 2020 at 6:30pm at the clubhouse.