



2022-12-20 Board Meeting Minutes

The Board of Directors Regular Meeting Agenda of the Fairways Condominium Owners Association for December 20, 2022 6:32 PM at The Fairways Clubhouse.

Attendees

The following Board of Director members were present: Quorum Established

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

Greet Guests- None in attendance

Review of Minutes

Motion to approve the minutes by Doug Leonard, Second by Kathy Noblet; Motion passed

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

• [2022-11-15-Board Meeting Minutes.pdf](#)

Property Manager Report

- Closed Maintenance Incidents
- Outstanding Maintenance Incidents
 - a. 24 Fairway drive GFI outlet not resetting
 - b. 3 Fairway Court and 24 Fairway Drive garages need drywall repair
 - c. 22 Fairway Drive damp basement-
 - d. Siding damaged by golf ball

* With no unresolved questions on the maintenance reports they shall be adopted without corrections or modifications as part of the Association Records.

Financial Report

- [2022-11-30-treasure-report.pdf](#)

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- [2022-11-30-paid-bills.pdf](#)
- Operating Balance: \$66,742.35 as of November 30, 2022
- Reserves Balance: \$102,190.12 as of November 30, 2022

With no unresolved questions on the treasure reports they shall be adopted without corrections or modifications as part of the Association Records.

Previous Business -*Meeting with Attorney*

Based on several presentations on Insurance and amendments wdjaleonard@outlook.com and [Jim Willeke](#) met with Katelyn Kaman <kkaman@kamancus.com> in her office in Columbus discussing:

- [2022-Legal Questions about Insurance and Amendments](#)
- [Amendments to the Declarations](#)

Motion for Legal Counsel to Amend Documents

*Motion by Jim Willike and seconded by Doug Leonard to approve Kaman & Cucimato to authorize Kaman & Cusimano to make changes relating to Senate Bill 61 presented in the their quote- **Motion passed***

The attorney will then create the amendments and present them for our final approval before:

- Unit-Owner notification for upcoming votes
- filing with the Knox County Recorder's office
- Clarification of Reserves

Also,

- Unit-Owner voting by electronic means
- Board of Directors would need to change our Insurance Policy to be "All-inclusive"

New Business

Talking Trash

[Jim Willeke](#) spoke with Alec Kuhn, Office Manger, B&C Rubbish (419-886-4520). He said that Rumpke is their transfer station. We would likely stay with B&C thru Rumpke to keep the cost where it is currently. More to come.

Motion on McDaniel Engagement Letter

Adopted: "motion to accept the the McDaniel CPA letter and for the President to sign the letter on behalf of the fairways" was Unanimously adopted on 2022-12-03 using email and is hereby added to the Official Records.

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Adjournment

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:36 pm.

The next Board of Directors Regular Meeting Agenda will be held on February 21, 2023 6:30 PM at The Fairways Clubhouse.