



2022-10-18-Board Meeting Minutes

Call to Order and Establish Quorum

The regularly scheduled meeting of the Fairways Condominium Owners Association for Tuesday, October 18, 2022 held in person at the Fairways Clubhouse in Mount Vernon, Ohio.

The following Board of Director members were present:

- ~~Doug Leonard~~, President
- Jim Willeke , Vice President
- Chuck Gherman , Secretary
- Katherine Noblet
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Greet Guests

Ask each Guest to state their name and Unit Number or for vendors whom they represent and their primary purpose for attending.

Guest Presentations

- Clyde Kaufman

Property Manager Report

Did they want to present something? (HOA Management)

Details what has taken place in the association from the last meeting and should include any:

- Board & Beam want to make a presentation on becoming a Property Manager for The Fairways?
- Outstanding Maintenance Incidents
- NOT Closed Entries Request Form (Responses)

- This is a list of entries NOT closed within the system between two dates.
- Referred to [Request Form \(Responses\)](#) - NOT closed within the system between two dates
 - Referred to Board of Directors - Waiting on Board of Directors
 - Referred to Landscape Service - Waiting on Landscaping
 - Referred to Revere Roofing - - Waiting on Roofing

Financial Report

- [2022-09-30-treasure-report.pdf](#)
- [2022-09-30-Paid Bills.pdf](#)
- Balances [2022-09-19](#)
 - Checking: \$ 92,990.45
 - Reserves: \$ 65,953.00

Approval of Minutes

The board of directors votes to adopt the minutes as provided or motion to change:

- [2022-09-20-Board Meeting Minutes](#)

The minutes should be provided to the board members several days in advance of the meeting. Targeting discussion to the items needing board approval will help accelerate this portion of the meeting.

Old Business

These items were discussed in previous meetings that require further research or discussion before action by the board.

Under old business maybe an update on road sealing, the roofing project, walk around inspection and landscaping. Under new business chimney caps.

Landscaping Items

Katherine Noblet

- [2022-09-16-Fall-Landscape-removals-replants](#)

Yard Debris - Last meeting it was mentioned that people should make specific requests for yard debris pickup. So should we tell people to put in a request each time they want to have yard debris picked up? Who will then relay this to prescription?

I just think we need a better solution for our occupants.

[Outstanding Landscaping Requests](#)

Tree Trimming (Hickory and Willow)

- [Email Conversations](#)
- <https://mail.google.com/mail/u/0/#search/blue+denim/FMfcgzGqQcsLMWVdgFDdVvNNGQtMMSfp>

☰ 1303 Roofing Projects Related Issues

Outstanding Roofing Requests

2022-03-02 ☰ Notes - fairwayscondos-board | Revere meeting

Chimney Caps

☰ 1315 Chimney Work

- 1 Fairway Dr \$600.00
- 8 Fairway Dr \$600.00
- 9 Fairway Ct \$600.00
- 11 Fairway Ct \$600.00
- 17 Fairway Dr \$600.00
- 33 Fairway Dr \$600.00
- 35 Fairway Dr \$600.00
- 41 Fairway Dr \$600.00
- 45 Fairway Dr \$600.00
- 47 Fairway Dr \$600.00
- 73 Fairway Dr \$400.00
- 75 Fairway Dr \$400.00
- 80 Fairway Dr \$600.00
- 82 Fairway Dr \$600.00
- 89 Fairway Dr \$400.00

[Fairways Request] Number 605 for 3 FAIRWAY CT

Revere fixed roof by patching a hole in flashing that they said they had missed. Drywall has dropped and needs redone and painted.

Emails wdjaleonard@outlook.com is working this out.

- <https://groups.google.com/g/fairwayscondos-board/c/zqoMTOMd7jE/m/BhAf9vY3CgAJ>
- <https://groups.google.com/g/fairwayscondos-board/c/k74NR8X1kRU>
- https://groups.google.com/g/fairwayscondos-board/c/kWdc7EMwD_s

Outstanding Board of Directors Requests

[Outstanding Board of Directors Requests](#)

FYI: Insurance Coverage

After the amendments the Board of Directors can decide how to move forward on insurance.

☰ 2022-Current Insurance Policy Questions

The Board of Directors have discussed insurance both for the Association and for some guidelines for the Unit Owners.

We met with Kahrl & Company Insurance and have reached out to a few other Insurance companies that specialize in condominium insurance.

These documents are a **work in progress** but are intended to cover each entity:

- ☰ H0-6 Coverage Breakdown is for Unit Owners
- ☰ Insurance-Purchase-Discussion for the Association

[Decisions for the Board of Directors](#) are some decisions that are needed to be able to find a proper policy for the association.

More than 50 emails with various Insurance Agents which specialize in HOA insurance.

Amendments to the Declarations

☰ Amendments to the Declarations might want to read about these in your spare time.

The Current plan is for wjaleonard@outlook.com , Jim Willeke and anyone else who is interested to meet with attorneys to discuss the amendments and some insurance questions.

☰ 2022-Legal Questions about Insurance and Amendments

New Business

Replacement Board Members

As Bill Brown has resigned as an elected Board of Director, the Board of Directors should appoint a replacement to fill the [vacancy](#) of the unexpired term.

Tree Issue

[Email Conversations](#)

Adjournment

This closes the meeting. The time of adjournment can be posted in the meeting notice which provides certainty of a meeting's end. A specific adjournment time also encourages focus on the agenda items.

Before adjourning, the next meeting will be held at The Fairways Clubhouse October 16, 2022 at 6:30 pm.

Executive Session

[2022-10-18-Executive-Session Meeting Agenda](#)

DRAFT