



2023-06-20 Board Meeting Minutes

The Board of Directors Regular Meeting Minutes of the Fairways Condominium Owners Association for June 20, 2023 18:30 PM at The Fairways Clubhouse.

Attendees

The following Board of Director members were present:

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

Guests in Attendance- N/A

Previous Minutes Review

There were no unresolved questions on the April minutes (there was no May meeting) they shall be adopted without corrections or modifications as part of the Association Records.

Motion to approve-Jim Willeke; Second by Doug Leonard- Motion carried.

Property Management Review- Danny Gum

- Closed Maintenance Incidents
- New Maintenance Incidents
- Outstanding Maintenance Incidents

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

Drain Tile -Cosmetic issue at the present- need a scanner to locate where to dig at 10 Fairway Drive.

Jim to rent the scanner to check where driveway drain pipes

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.

- Operating Balance-\$107,519
- Reserves Balance-\$ 214,406

*Trash expenses will be rising.

Discussion of Moving money into CD to earn some interest income.

*Motion by Jim Willeke to move \$150,000 to an interest bearing CD determined by President Leonard.
2nd by Clyde Kaufman, Motion Carried

Previous Business

1. Discussion on clarification about Condo Description and their estimated value for insurance purposes. Values appear to be inconsistent on the auditor's site. Likely, that this is due to the different phases that the building phase were completed. Double check with our insurance agent. Amendment will need to be added about the
2. Annual meeting wrapup- everything went well. It was efficient and quick. Having our attorney there clarifying items for the residents when needed as they were a 3rd party. We will continue having an attorney present.
3. Concrete work- received bids- Schrock is higher than Carpenter- 70-78 Fairway Drive scheduled for new driveways. Motion made by Clyde - to use Carpenter Concrete pave 70-78 Fairway Drive this summer as they are in the worst shape in the Fairways and to use Liftmasters to raise up sunken sidewalks.. Second by Chuck- motion passed.

New Business

Working on Amendment for Insurance clarification and Deductible to be conveyed to homeowners. Meeting with the Fairways insurance agents to clarify the language.

Adjournment

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:32pm_____.

The next Board of Directors Regular Meeting Minutes will be held on July 18, 2023 18:30 PM at the The Fairways Clubhouse