

THE FAIRWAYS CONDO ASSOCIATION BOARD MEETING

Minutes

February 19, 2019

Board Members present: Doug Leonard, Patsy Hommon, Susan DeLozier, Parkie Congrove

Absent: Jim Willeke

Contractors present: Thom Collier of Collier Property Management

There were no guest present.

- I. The meeting was called to order by president Doug Leonard at 6:30.
- II. The minutes of the December 18 meeting were approved. Motion was made by Susan and seconded by Parkie. There was no meeting in January.
- III. Financial documents from McDaniel CPA from both December and January were approved after some discussion about a depreciation charge and extra snow removal costs. Parkie made the motion seconded by Patsy.
- IV. Maintenance report was presented by Thom Collier.
 - A. Rodney Chester has applied 2 coats of sealant to the masonry chimney which has stopped the leakage at 7 Fairway Court, but is not a permanent solution. It seems he failed to remove the chimney below the roofline as was instructed. Doug is getting a second opinion on this ongoing issue from Modern Builders as there are other units with the same problem. In the meanwhile, if no more leakage occurs, the inside will be drywalled and finished.
 - B. Reflectors will be placed at Birdie and Fairway Drive, making the turn easier to see at night.
 - C. New LED parking lot lights have been installed at the Clubhouse.
 - D. Snow plowing of driveways will not be done until the threshold of 2 inches has been met.
 - E. Bob Burelli has requested his building be power washed. We are on a 3 year cycle of washing all the buildings. His is on this year's rotation. In the spring it will be determined which others may need power washing. Central Ohio Power Wash will be doing the work.
 - F. Revere will be contacting us soon to confirm which roofs will be replaced this year.
 - G. Several other minor maintenance requests and repairs were discussed.
- V. Old Business
 - A. It was agreed that a \$400,000 Surety Bond be purchased for board members at a cost of \$552/year. Tim Workman of State Farm will provide this coverage. Motion made by Patsy and seconded by Parkie that we accept this.
 - B. Association Hazard Insurance will come due in July. We currently have \$22,000,000 of coverage for \$28,666 through State Farm and Tim Workman. Cost has increased about 19% over the last couple of years. Doug has asked several agents to bid on this policy.
 - C. An update on lien placement was given.

- D. McDaniel Engagement letter was approved and has been signed.
- E. Prescription Turfcare contract has been signed. There was no increase in cost on either of these.

VI. New Business

- A. Discussion was held on snow and ice removal in January.
- B. Bob Burelli has asked for board permission to form a Strategic Planning Committee. The board is open to suggestions from such a committee.
- C. Guidelines for Fairways owners and residents should be on the public website. Introduction has been rewritten to reflect a more positive approach to following guidelines. Decision on this tabled until next meeting when Jim Willeke website coordinator will be present.
- D. Annual meeting is coming up on May 23rd. Living Center has been contacted. It was pointed out that the annual meeting is a business meeting and not the place for complaints. All board meetings are open to all residents.
- E. Carol Moore will take over greeting new residents and helping them become acquainted with the website.
- F. Rumpke charge for trash removal has increased 20%. Doug will contact other companies to bid the job.
- G. Meeting was adjourned. Next meeting will be March 19 at 6:30 at the clubhouse.