

FAIRWAYS CONDOMINIUM UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 15, 2019

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

Contractors present: Thom Collier of Collier Property Management

Guests present: Tom VanVoorhis, Ruthe Kinsler, Joanne Snow

- I. A quorum having been established, the meeting was called to order at 6:30 by president Doug Leonard
- II. Guest presentations
 - A. Ruthe Kinsler present plans for landscape redevelopment around her condo at 5 Fairway Court. Board decided to have Patsy and Kathy take a look at the property and make a decision. She also asked for permission to further prune the river birch tree at her expense if necessary.
 - B. Tom VanVoorhis presented information on having the Red Cross and Fire Department do condo walk throughs to inspect and replace smoke detectors. Tom also presented information on the taxi and shuttle service provided by Knox County CAC transit. Jim Willeke will make sure this information is available to residents via the website.
 - C. Joanne Snow presented 3 estimates for carpet cleaning at the clubhouse. Board decided to leave the decision to Joanne to select the best company for the job.
- III. The minutes of the regular meeting held on September 17, were approved. Jim made the motion seconded by Kathy.
- IV. Financial Report
 - A. The board had approved via electronic vote to have chimney repairs paid out of the reserve funds instead of maintenance.
 - B. Doug needed to contact McDaniel CPA to make changes on the year to date report to reflect the use of funds from the reserve.
 - C. The board agreed to accept the financial report pending those changes. See attachments. Patsy made the motion, seconded by Kathy.
- V. Old Business
 - A. It was determined that it is too late for roadway sealing this year. Several bids were received and the project will be revisited next year.
 - B. Much discussion took place on the landscape contract with Prescription Turf Care.
 1. Would like to see a clarification of mowing services and pricing (how often/at what cost)
 2. Removal of tree and shrub spraying service. Do an add-on if needed
 3. Did we get a credit for nonperformance of the spraying service this year?

4. Were we charged for removals, dirt and gazebo area work?
 - C. Chimney restoration has been completed with funds coming out of reserves.
 - D. The enforcement discussion was tabled until next month.
 - E. The bid by Preservation Arborists to trim trees was approved electronically. Work has been started on that project.
 - F. What to do with the lift station was tabled until next month.
 - G. Gazebo work has been completed. Thank you Jim and all other volunteers. Cost was about \$200 for supplies.
 - H. More gravel needed behind stone wall at 17 Fairway Drive. Patsy will ask John to do that. And place gravel around the base of the gazebo.
 - I. The owner of 62 Fairway Drive requested permission to paint her front door black. Request was approved by electronic vote.
 - J. Several driveways have small patches of crumbling concrete. Jim, Doug, Thom, and Willy of Willy's concrete will check driveways to determine priority for this project. Three owners have requested that repairs be made.
- VI. Thom Collier of Collier Property Management presented the maintenance report. Several routine matters were handled.
- VII. New Business
- A. With gazebo finished, a discussion was held about adding furniture. Jim would like to add solar lights.
 - B. A simple bench may be placed at the point at Fairway Drive.
 - C. The board is considering replacing street signs. Susan will do research on this project.
 - D. Kathy is in contact with Wade and Gatton about replacing the large spruce trees at the entrance.
 - E. Doug has invested reserve funds in a CD at First Knox at 2%.
 - F. Patsy will contact Monroe Township trustees about mowing the weeds at adjacent property on Vernonniew.
- VIII. Meeting was adjourned. Next meeting will be November 19, at the clubhouse, at 6:30.