



2022-11-15-Board Meeting Minutes

Call to Order and Establish Quorum

The regularly scheduled meeting of the Fairways Condominium Owners Association for Tuesday, November 15, 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, Director
- Clyde Kaufman, Director

Guests- No Guests were in Attendance

Property Manager Report- No Property Managers Report was Submitted.

Discussion of maintenance requests and status was discussed

Financial Report- motion to approve financial report by Jim Wileke, motion passed

- Balance Sheet- was reviewed
- Profit & Loss statement- was reviewed
- Balances 2022-11-15
 - Checking: \$69,397.30
 - Reserves: \$93,517.08

Approval of Minutes

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

- Motion to approve minutes by Doug Leonard- motion passed

Old Business

Related Issues:

Outstanding Board of Directors Requests-

[Outstanding Board of Directors Requests](#)- no motions involved

Discussion of 7 Fairway Drive and 22 Fairway drive having water issues, the cause will have to be observed when it is raining to determine a course of action if it is happening again, as steps have been taken to remedy the situation. 3 Fairway Court dealt with Revere Roofing to remedy their ceiling issue as it was caused the roofing project.

New Business

Prescription Turf Care

Review [Prescription Turf Care 2023 Proposal](#).- Discussion of the pros and cons of going to a standard monthly fee for a period of 3 years and locking in the price. If the winter weather is mild we save expenses and if it is bad it will increase cost, depending on the snow plowing frequency. Also keep in mind that the inflation is a factor and the prices seldom come down. According to weather forecasts and the Farmers almanac the forecast is a colder and snowier winter.

Motion to accept the proposal Jim Wileke- motion passed.

[Fairways Request] Number 644 for 12 EAGLE DR

Discussion of the mailboxes being wobbly when opening and closing and a homeowner installing a bracket on them. Response to homeowner was they cannot be altered by the homeowner as the boxes are property of the Association

“Mailboxes are property of The Fairways and must not be modified by Unit Owners.”

Request and Responses- Outstanding requests have been reviewed and discussed discussed . No motion needed.

There is a document which describes the [Maintenance Requests Process](#) . Jim Willeke has also created, but have not shared with many on the [Requests Form](#) The Document that shows how to fill out the request form and is intended for end-users.

Adjournment- 7:09 pm

*****Before adjourning, the next meeting will be held at The Fairways Clubhouse December 20, 2022 at 6:30 pm.**

Executive Session