



## 02/18/2025 Board Meeting Minutes

The Board of Directors Regular Meeting of the Fairways Condominium Unit Owners Association, Inc. for Tuesday, February 18, 2025 at The Fairways Clubhouse. Meeting called to order by President Doug Leonard at 6:30 PM

### Attendees

The following Board of Director members were present:

- Doug Leonard, President
- Tom Gardner, Vice-President
- Julie Leonard
- Val Smith

**Greet Guests** – none in attendance.

**Review of Minutes** [12-17-2024 Regular Board meeting Minutes Final PDF.pdf](#)

With no unresolved questions on the minutes, they were adopted without corrections, deletions or modifications as part of the Association Records.

**Motion to Approve Minutes by Valerie Smith; Second by Tom Gardner; Motion carried**

### Property Manager Report

Details of what maintenance has been performed and any outstanding maintenance issues needing to be resolved since the last report:

- Closed Maintenance Incidents
- New Maintenance Incidents
- Outstanding Maintenance Incidents - 21 Fairway Drive Water Incursion. Will apply sealer when the weather is warm enough.

With no unresolved questions on the maintenance reports, they shall be adopted without corrections or modifications as part of the Association Records.

# Financial Report

Summarizes the available cash balances for the association and compares the current financial position of the association with the approved annual budget. Review of the bills paid for the month.

- Treasure Report: Fairways [Fairways Updated Jan Reports 2025.pdf](#)
- Paid-bills: [Fairways Dec Paid Bills.pdf](#) [Fairway bills paid Jan 2025.pdf](#)
- Operating Checking Account Balance: \$83,534.90 as of 2/11/2025
- Reserves Checking Account Balance: \$132,858.75 as of 2/11/2025
- Certificates of Deposit Balances
  - \$156,392.53 Home Loan Savings CD Matures May 29, 2025, APY 5.20%
  - \$104,682.98 Peoples Bank CD Matures June 24, 2025, APY 4.41%
  - \$103,047.16 Home Loan Savings CD Matures January 24, 2026, APY 4.15%
- Total Reserve Funds \$497,521.45 as of 2/11/2025

With no unresolved questions on the financial reports, they shall be adopted without corrections or modifications as part of the Association Records.

**Motion to approve the financial report – Tom Gardner; Second Valerie Smith; motion carried.**

## Previous Business

### Management Companies Status - Tabled

EMS  
Associa

### Landscaping

The contract with Prescription Turf expires in April of 2025. Do we renew? Drop perimeter spraying?

**While some issues remain with the quality of the work done by Prescription Turf, they are willing to renew the contract with no increase in our costs. Based on the board's satisfaction with Prescription's overall performance and their willingness to discuss and resolve any issues we may have; the contract will be renewed. Doug Leonard agreed to discuss perimeter spraying options with Prescription.**

### Survey Results [Survey Spreadsheet 12-14-2024.xls](#)

[Survey Graphs 12-14-2024.pdf](#)

[allsurveyresponses 12-14-24.pdf](#)

Follow Up??

**Overall, the results were good. Tom Gardner to draft a response to unit owner's comments to share with the unit owners.**

## **New Business**

### **Reserve Study Results and Discussion**

[Fairways 2025 Reserve Study.pdf](#)

[Fairways 2025 Reserve Study Executive Summary.pdf](#)

**Doug Leonard will call Association Reserves to discuss some questions regarding the study. Once we have clarification the numbers will be reviewed and options created to share with property owners.**

### **2025 - 2026 Budget**

**Once we have the reserve study findings clarified the budget will be amended and submitted to the board for review and approval.**

### **2025 Annual Meeting Date**

Our By-Laws state the meeting will be held April 15th of each year, or no later than 30 days after the 15th. Unit owners to be notified in writing no earlier than 30 days before the meeting date, and no later than 5 days before the meeting date.

**Tentative date April 24, 2025. Once we have confirmation on the availability of the Heritage room at the Park National Bank this will be finalized.**

### **Certificate of Deposit**

Add another \$100,000 CD?

**Tom Gardner to research rate options for the board to review.**

### **Trash Collection Vendor**

Rumpke vs. Evergreen

Contract Restrictions

**Based on advice from Kaman & Cusimano our legal counsel, we will continue with our contract with**

**Rumpke that was renewed automatically for an additional three years on November 23<sup>rd</sup>, 2024. They did reduce our cost from \$19.75 per month per unit to \$18.50 per month.**

## **March Board Meeting**

At least two board members are not available for the scheduled March 18th meeting. Move to the 25th or cancel?

**The board agreed to move the date for the next board meeting to March 25, 2025.**

Adjournment

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:47 p.m.

**Motion to approve Tom Gardner; Second Valerie Smith; motion carried.**

The next Board of Directors Regular Meeting will held on March 25, 2025. Start time 6:30 PM at the Fairways Clubhouse.