



2023-10-17 Board Meeting Minutes

The Board of Directors Regular Meeting Minutes of the Fairways Condominium Owners Association for Tuesday, October 17, 2023 6:30 PM at The Fairways Clubhouse.

Attendees

The following Board of Director members were present:

- Doug Leonard, President
 - Jim Willeke, Vice-President
 - Chuck Gherman, Secretary
 - Kathy Noblet
 - Clyde Kaufman
- Quorum Attained

Guests in Attendance

Fred Deem- 5 Birdie Drive - bringing to the Board's attention the additional volume of water that flows down the hill toward the front of his condo after the installation of a pipe on the hill meant to direct water down the bank toward the new French drain. Water problems have occurred at this Condo previously and he is concerned about mold becoming an issue as it had in the past thus causing him respiratory issues. The issue will be addressed during the executive board meeting.

Previous Minutes Review

Motion to approve minutes by Kathy Noblet, motion carried

There being no unresolved questions on the minutes they shall be adopted without corrections or modifications as part of the Association Records.

Property Management Review

- 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.

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- \$63,224.91
- Reserves Balance Checking #4498 \$132,475.80
- Reserve Huntington CD \$152,527.73

** Our income is on target for budgeting. Utility costs are in line. Landscaping is below budget due to last Winter's fair weather mostly due to the few number of times snow plowing was needed and the negotiated pricing of the contract. Also, the road repair was paid with the Reserve account.

Previous Business

- A. Continuation of discussion about the water issue at 5 Birdie Drive:
Several discussions were held about the water drainage issue in this area about solving the water issue. Jim Willeke, VP received a bid for draining under 2 sidewalks and dumping the water on the hill. There were several discussions about handling the drainage issue and a bid was received to install a pipe to route the drainage down the hill and into the French drain with tile underneath at the bottom of said hill. This appeared to be the best option based on the cost, location, and discussion with the contractor. Requesting an estimate involving work to remedy the situation from the contractor that did the previous work. Action to be determined after an estimate is received.
- B. Leonard Lashmit's railing needs to be moved to the other side of the front entrance. He requested that it be on the West side of the stoop, not the East side. The railing needs to be removed and installed on the West Side as requested. Send this request to Danny Gum of Board and Beam to rectify the issue.
- C. There is a request for clarification about whether the Association pays for a railing if there is more than 1 step on the front stoop. It was clarified the Association ONLY pays for one railing on 1 side of the stop regardless of the number of steps.
- D. The dryer vent project is proceeding and is well received. Two dryer vents were completely blocked in the first phase and there was a possibility that a fire may have started had they not been cleaned. The project continues as the vent cleaning company can schedule the cleaning with the residents. 36 vents have been cleaned in the first round.
- E. Replacing the street signs can be put back on the discussion table.
- F. Reminder about Town Hall meetings planned over the next 2 weeks of November about Amendments to the Bylaws and the HO6 policy rule change which includes electronic voting and insurance.

G. The grinding of several trees is scheduled.

New Business- project proposals

No new business is scheduled at this time. Start thinking about what's needed.

Adjournment

Motion to adjourn by Clyde Kaufman, second by Jim Willeke. Motion carried.

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:12 pm.

The next Board of Directors Regular Meeting Minutes will be held on November 21, 2023- 6:30 PM at The Fairways Clubhouse