



2023-04-18 Board Meeting Minutes

The Board of Directors Regular Meeting Agenda of the Fairways Condominium Owners Association for April 18, 2023 18:30 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

Greet Guests

Review of Minutes

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

[2023-03-21-board-meeting-minutes.pdf](#)

Property Manager Report



Details what has taken place in the association from the last meeting and should include any:

- Closed Maintenance Incidents
- New Maintenance Incidents
- Outstanding Maintenance Incidents

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 balance for the association, a comparison of the current finances with the approved annual budget, and a presentation of unanticipated expenses.

- Treasure Report:  2023-03-31-treasure-report.pdf
- Paid-bills:  2023-03-31-Paid Bills.pdf
- Operating Balance
- Reserves Balance

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



Previous Business

Annual Meeting


 About that Annual Meeting

[2023-annual-meeting](#) Work on these documents is continuing.

To avoid the somewhat awkward situation from last year's vote wavered reserve vote, and the encouragement of our legal counsel, the following were developed. These are expected to be “must be returned by April 10th”

- Reserve Funding Ballot
 -  Reserve Ballot Letter
 -  Reserver Wavier-BALLOT

We **must have a simple majority**, 46, of Unit Owners vote “Against” or we will use the Fully Funded Budget which includes higher Assessments.

 2023-Annual-Meeting-Sign In-Sheet

Amendments

[Amendment-Insurance-Deductible-Electronic-Voting-Meeting](#)

 Process for Insurance Deductible and Electronic Voting and Meeting Amendments

Topic3

New Business

Information for new topics should be submitted in writing in advance when possible.

Concrete Work

Have met with one contractor and am waiting for a response. Contacted a couple of others and not been able to get together yet.

[103-205 Concrete Work - Google Sheets](#)

Power Washing

Found that if we do this before may, that the “green stuff” shows up after we have done it on other units. So expect to do this in June.

If the fairwayscondos-board@googlegroups.com has any Unit they think needs “green stuff” removed; advise.

Also I see some units that have “green stuff” only where there are trees in the mulched areas adjacent to the Units. This was on of the reasons for the [The Fairways Landscaping Recommendations](#)

[1115 Power Washing Work](#)

Adjournment

There being no further business to come before the board, the meeting was adjourned by the moderator at _____.

The next Board of Directors Regular Meeting Agenda will be held on May 16, 2023 18:30 PM at the The Fairways Clubhouse