



Board Meeting Minutes

The July meeting of the Board of Directors of “The Fairways Condominium Unit Owners Association” was convened at 6:30 p.m., on Tuesday, July 21, 2020, by the president, Doug Leonard, in the Fairways Condominium ClubHouse.

The following Board of Directors were present:

- Doug Leonard, President
- Jim Willeke, Vice President
- Kathryn Lake, Secretary
- Susan Delozier
- Kathy Noblet

As all members of the board were present a quorum was determined.

Property Manager Report

Mr. Collier, the property manager, reviewed the maintenance work orders as of June 15, and updated the board on power washing schedule, Five Fairway Drive down spouts collapsing under the driveway. Mr. Collier will review the files and provide a quote for repair. Ms. Lake will offer paint color selections at the next meeting for owners to consider when repainting their front doors. Appreciation was offered to Mr. Collier for his report.

-
- Closed Maintenance Incidents
- New Maintenance Incidents
- Outstanding Maintenance Incidents
- Updates “Door Upgrade Service” A number of maintenance items were reviewed and Mr. Collier will address the issues per the board and members’ requests. Mr. Collier also noted the opportunity for association members to have their front, exterior doors painted for approximately \$50.00 per door. Mr. Collier will report back with confirmation of the process and how to proceed.

Financial Report

Mr. Leonard reviewed the treasurer’s report, distributed with the materials for this meeting, and it was accepted by the remaining members of the board.

- [2020-06-30-treasure-report.pdf](#) (Adjusted)

Approval of Minutes

Minutes of the June 16, 2020, of the board of directors of the Fairways Condominium Association were approved as distributed with the materials for this meeting.

- [2020-06-16-board-meeting-minutes](#)

Old Business

Items discussed under old business included the purchase of a pole pruner/saw. This purchase was initially approved via an email vote by the board. Other items discussed are listed below. Ms Noblet provided a detailed landscaping report and will continue to oversee the landscaping needs such as weed removal, mulching issues, bushes needing removed or trimmed, and pruning. The board appreciates her time and efforts to improve the landscaping needs here in the neighborhood.

- **RESOLVED** - MOTION by Katherine Noblet to purchase a [Pole pruner/saw](#) Unanimously Approved in email
- UPDATE [The Reserve Project](#) -
 - As we ended up late - Will be done against Next Year's Budget
- [2020-power-wash-Unit-Check](#)
- [2020-Unit-Check-concrete](#) -
- [2020-landscape-Unit-Check](#)
 - Policy for Removals -
- [Discussion-policy-complaints-violations](#)
- [Reserves-Signage and Entrance](#) - Susan
 - What about Mail Boxes
- [2020-Annual Meeting Plan](#) -
 - Packets are out! Thank you all!

New Business

The following items were discussed under new business:

- [43 FAIRWAY DR - Repairs](#)
- [Stair Repairs](#)

Adjournment

The general session of the July meeting was adjourned by the president, Doug Leonard, at approximately 7:30 p.m. The board's next meeting will be on August 18, 2020, in the Fairways Association Clubhouse.

_____, ___/___/2020
Secretary (Secretary must sign minutes when approved)