



2022-09-20-Board Meeting Minutes

Call to Order and Establish Quorum

The regularly scheduled meeting of the Fairways Condominium Owners Association for Tuesday, September 20, 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](#)

Greet Guests

No Guests in Attendance

Guest Presentations

- No Guests in Attendance

Property Manager Report

Danny Gum

All mailboxes have been installed, seeding finished on 79 & 81, 9 Fairway court light is out it appears to be an electrical issue. Several other lights are in the process of having the bulbs changed.

- Outstanding Maintenance Incidents
- NOT Closed Entries [Request Form \(Responses\)](#)
 - This is a list of entries NOT closed within the system between two dates

- Referred to **+** Request Form (Responses) - NOT closed within the system between two dates
 - Referred to Board of Directors - Waiting on Board of Directors
 - Referred to Landscape Service - Waiting on Landscaping
 - Referred to Revere Roofing - - Waiting on Roofing

Financial Report

- **2022-08-31-treasure-report.pdf**
- **2022-08-31-Paid Bills.pdf**
- Balances 2022-08-31
 - Checking: \$70,064.46
 - Reserves: \$66,693.68

Approval of Minutes

Motion to approve General Board Minutes and the Special Meeting Board minutes made by Jim Wilke- Motion passed.

- **2022-08-16-board-meeting-minutes**
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Old Business

A. Landscaping Items Katherine Noblet

1. **2022-09-16-Fall-Landscape-removals-replants**
2. Yard Debris - When Bill was working here he picked it up every week without asking. Mentioned there were at least two other people who had debris every week.
3. Discussion to start planning for future landscaping projects and setting up a meeting with *Prescription Lawncare* in the near future.

B. Concrete Work Jim Willeke

Concrete work is completed except the catch basin project and it will be finished shortly.

C. Ceiling painting- postponed until November (potentially) - 73 & 75 Fairway Dr.- to be done 1st

D. Chimney Caps in process of being replaced-

Fairway Drive-

(1,3,68,13,15,17,19,21,23,25,27,29,31,32,33,34,35,37,39,41,43,45,47,73,75,77,79,80,82,89)

Fairway Court (1,3,5,7,9,11)

E. **Insurance Coverage-** No Action this meeting - To be reviewed by board members and discussed at a later date.

These documents are a **work in progress** but are intended to cover each entity:

- [H0-6 Coverage Breakdown](#) is for Unit Owners
- [Insurance-Purchase-Discussion](#) for the Association

[Decisions for the Board of Directors](#) are some decisions that are needed to be able to find a proper policy for the association.

F. *Amendments to the Declarations*

[Amendments to the Declarations](#) Board to read these outside the meeting for future when the full Board can meet.

New Business

A. Replacement Board Members

As Bill Brown has resigned as an elected Board of Director, the Board of Directors should appoint a replacement to fill the [vacancy](#) of the unexpired term. A notice is to be sent to all residents informing them of a vacancy asking they respond if they are interested.

B. Tree Issue

[Email Conversations](#) attached. We will continue to take care of the tree as The Fairways Condo Association has always in the past.

Adjournment

Motion to Adjourn at 7:24 pm- by Chuck Gherman motion passed

Before adjourning, the next meeting will be held at The Fairways Clubhouse October 16, 2022 at 6:30 pm.