



# 2022-06-21 Board Meeting Minutes

These are the minutes of a Regular Meeting of the Board of Directors of The Fairways Condominium Unit Owners Association, INC. held at the Clubhouse, 89 Fairway DR, Mount Vernon, OH, 6-21, 2022- 6:30 pm..

## Attendees

The following Members were in attendance:

- Doug Leonard, President
- James Willeke, Vice-President
- William Brown, Board Member
- Kathy Noblet, Board Member
- Chuck Gherman, Secretary

A Quorum: Was Established

## Recognize Guests

The following Guests were in Attendance:

- Pat Henderson- 82 Fairway Drive- Presented a proposal for the Board to discuss about planting another tree in the lawn by the clubhouse (89 Fairway Drive). She asked for the location to be in the proximity of the 2 current trees by the property line but not on the hill. She proposed planting a Red Ohio Buckeye tree or a tri-colored Beech tree. There would be no cost to the Fairways HOA. Pat indicated she would like some input in the placement of the tree. President Doug indicated that the Board would discuss the matter.

## Approve minutes

A motion was made by Kathy Noblet and seconded by Bill Brown to approve the minutes of the April 19, 2022 meeting without a reading. Motion carried.

## Treasurer's Report

Report reviewed. Bill Brown motioned and a 2nd by Kathy Noblet to approve April 2022 & May 22, 2022- Motion carried.

## Property Manager Report

A. Danny Gum reported several miscellaneous items including replaced siding, snaking and fixing gutters, most of the damage was from the last storm but there was nothing major. Items of concern discussed included the on going water issues due to the water run-off. Several properties were mentioned as examples 79, 81, 7, 22, 53, 89 Fairway Drive and 10 Birdie Drive. There was discussion to further investigate the water run-off and present a remedy as the problem is ongoing. No motion was made but everyone agreed that it needs to be corrected. Jim Willeke will help Danny Gum follow up on a course of action which is expected to include checking inspecting the drain tile and French drains. There was a discussion about the lack of options for skilled willing to bid on projects

B. Several people have indicated that their popcorn ceilings need to be painted. A discussion of options is ongoing as few painters have been willing to bid on the project. President Doug mentioned that it might be more expedient and less of a cost if the popcorn coating on the ceiling was removed and the ceiling repainted.

## Old Business

### 24 Fairway Drive

Revere to talk to Kathy Lake for arrangement on her roofing issue.

### Roofing and Chimney caps

Several condos have issues with chimney caps. Revere Roofing is checking those caps.

### Landscape Work

Blue Denim will remove the storm damaged trees. The bushes next to 93 Fairway drive are to be removed and replaced with a row of 50 boxwoods in a line next to the road and the sloped lawn will be planted with turf grass. The Hommans agreed to water the grass, visibility from the road will not be a factor. The estimated timing for the project is the end of June.

### Concrete Work

Work begin at the end of June or beginning of July 2022 (Several contractors did not return bids). Carpenter Concrete will be working on the concrete projects.

### Roadway Maintenance

Road patching and crack filling to begin work at the end of June or early July 2022.

### Mail Boxes and Signage

Estimates were reviewed for new posts and mailboxes. VP Jim is checking for the hourly rates on installation. The estimated cost to replace the posts, and mailboxes is approximately \$10,000. There is money in the budget to complete the project. Jim Willeke provided estimates and photo samples. There was motion to proceed with the mailbox project by Kathy Noblet, second by Bill Brown. Motion carried by unanimous vote.

## Power Washing

Power washing for the buildings is completed for 2022. There was discussion as a point of clarification that the *homeowner is responsible* for cleaning driveways, sidewalks and porches as they are Limited Common Elements.

## HOA Management Firm

- a. Check cost savings
- b. Set up a Presentation to the board
- c. Issues to investigate:
  - 1. Responsiveness of Management firm
  - 2. Expertise of Management firm
  - 3. Finances of the HOA Management
  - 4. Feelings from homeowners about a management firm
  - 5. Would we have access management firm's attorneys? Or would we need them at all?
  - 6. BOARD and BEAM may be adding to their services that may affect our decision
  - 7. Will it increase the likelihood of recruiting Board members to serve?
  - 8. Process if there is a grievance with the decisions or actions of the HOA management firm

## HOA Insurance Clarification

- A. Discussion:
  - 1. What is the responsibility of the homeowners insurance?
  - 2. What is the responsibility of the HOA insurance?
- B. Clarification needed
  - 1. Ask AutoOwners (Mandi) to meet with the Board to Clarify what Fairways Insurance covers
  - 2. Ask for a written summary from the agent in everyday English that the Board can present to our Condo owners

## Discussion of timeliness responding to Condo Owners requests

General discussion only- No motions made.

The next scheduled board meeting will be held on July 19, 2021 at the Fairway's clubhouse starting at 6:30 PM

There being no further business to come before the board, the meeting was adjourned by  
Doug Leonard at 8:27 PM.

\_\_\_\_\_, \_\_\_\_/\_\_\_\_/2022  
Secretary (Secretary must sign minutes when approved)