



2024-03-19 Board Meeting Minutes

The Board of Directors Regular Meeting Minutes of the Fairways Condominium Owners Association for Tuesday, March 19, 2024 6:33 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

Guests in Attendance- Bob Burelli 3 Fairway Drive (resident). Bob th

Previous Minutes Review

There were no unresolved questions on the minutes they shall be adopted without corrections or modifications as part of the Association Records. Motion made to accept the March 19, 2024 minutes by Kathy Knoblet, second by Jim Willeke, Motion carries. Motion to approve Property Management Review by Doug Leonard, second by Kathy Knolet; Motion carries.

***Special meeting Minutes with EMS Property Management - February 29, 2024**

*Zoom interview Meeting with Zachary Burke and one of the company Owners. Held exploratory interview discussions about their services and processes. Motion to approve minutes (taken by Jim Willeke of the special meeting) regarding interview with EMS Property Management. Motion to approve minutes by Doug Leonard, 2nd by Kathy Knoblet- Motion Resolved.

Property Management Report

- 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. Motion Resolved. Danny Gum is back as the Property Management until further notice..

Financial Report Review

Motion to accept Financial report by Jim Willeke, 2nd by Kathy Knoblet. There being no unresolved questions on the Financial Reports they shall be adopted without corrections or modifications as part of the Association Records.

- Operating Balance-\$98,010
- Reserves Balance-
 - a. \$155,115.95 -CD
 - b. \$100,000.00 CD with accrued interest of \$975.05
Reserves at the end of March will be about
 - c. Reserve Checking is \$96,538.29
- Spent about \$40,476 in reserves year-to date
Total Checking + Saving is \$425,831.46
- Accounts receivable- \$16,721.42 in prepaid fees
- Reverses roughly spent \$40,462

Previous Business

- A. Maintenance - Concrete - estimated \$20,000- \$25,000 this year
- B. Send in a request if you see something that requires maintenance, repair or replacement
- C. Pursue volunteers for Board of directors to fill open positions
- D. Work on Annual Meeting packets and Budget for next year

Motion by Jim Willeke to approve the documents needed before and at the Annual meeting, (proxy forms, amendment forms, budget etc). Second by Doug Leonard; **Motion resolved.*

New Business

Discussion about Property Management Company that would take on the current work that the Board does as a self-managed association. Bid from Elite Management Services. Need clarification about what additional fees the Association might incur over the monthly fee that was quoted or if the fee included everything.

Chuck Gherman, Secretary to send emails to the 2 provided email addresses to check blind references. No location information was sent about either of the 2 Associations by EMS.

Adjournment-There being no further business to come before the board, the meeting was adjourned by the moderator at 7:21 pm.

***The next Board of Directors Regular Meeting Minutes will be held on April 16, 2024 6:30 PM at The Fairways Clubhouse.