

FAIRWAYS CONDOMINIUM UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 16, 2019

Board members present: Doug Leonard, Jim Willeke, Patsy Hommon, Susan Delozier, and Kathy Noblet

There were no contractors present.

Guest: Leonard Lashmet, Larry Arlan, Dee Merilees

- I. A quorum having been established, the meeting was called to order by president Doug Leonard at 6:30.
- II. The minutes from the June 18 meeting were approved. The motion was made by Susan and seconded by Jim.
- III. Larry Arlan, 39 Fairway Drive, presented his plan for enclosing his deck, matching it to his neighbor at 37 Fairway Drive. The board voted to approve his plan. The motion was made by Kathy and seconded by Susan.
- IV. Leonard Lashmet expressed concern about an illegal sign at 10 Fairway Court. Doug will speak to the owner concerning the sign.
- V. Thom Collier was out of town due to a family emergency, so there was no maintenance report.
- VI. Financial documents from McDaniel CPA were reviewed. Jim would like to see invoices from Prescription Turf Care and Collier Property Management copied to us as well as the accountant. We also need a breakdown on extra work performed. Doug will follow up on a question about June's lawn care bill. Report was approved. Motion made by Patsy and seconded by Kathy.
- VII. Old business
 - A. There is still a drainage issue at 10 Eagle. It needs to be checked during or after a hard rain. Perhaps, it only needs to be covered with mulch.
 - B. Two bids for chimney repair work at 7 Fairway Court were discussed. Process will be to tear down the chimney below the roof line and determine what needs to be done. The board voted to hire Miller Custom Exteriors at a cost range from \$10,010.00 to \$16,115.00 depending on the extension of the work involved. Kathy made the motion and Patsy seconded the motion. Doug Leonard abstained.
 - C. Discussion of concrete work was tabled.
 - D. The Collection Policy and Procedure was presented again. It was decided to change the provision of having delinquent owners come to a board meeting to work out a payment agreement. Instead, they can meet privately with 2 or more board members. The policy was adopted subject to this change. Motion made by Susan and seconded by Kathy.
 - E. The usual landscape issues were discussed. Kathy is working on a proposal to trim some trees. Next big project will be removal of overgrown trees and shrubs.

- F. Jim presented his idea of using blocks and stone to build a short wall at the northwest corner of Fairway Drive and Fairway Court. Hopefully to divert water from the driveway at 17 Fairway Court. The cost will be around \$300.
- G. Advantaclean proposed to clean dryer vents for \$75 each with the option of adding inside dryer cleaning and new slinky for \$94.95. A sign up sheet will be offered for those interested.

VIII. New Business

- A. The idea of adopting an Enforcement Policy was brought up. If we have rules, then we need a procedure to enforce them. This discussion will be added to next month's agenda.
- B. There are many drainage issues. Jim has information on this and would like to be involved in working on them.
- C. More conversation with Rumpke is needed before we can determine the feasibility of curbside recycling.
- D. Jim shared a new Board-Only website that contains important documents board member can access.

IX. The Board adjourned to executive session.