



2023-02-21 Board Meeting Minutes

The Board of Directors Regular Meeting Agenda of the Fairways Condominium Owners Association for February 21, 2023 18:30 PM at The Fairways Clubhouse.

Attendees

The following Board of Director members were present:

- Doug Leonard, President
- Jim Willeke, Vice-President
- Chuck Gherman, Secretary
- Clyde Kaufman

Greet Guests

There were no guests present.

Review of Minutes

Motion to approve minutes by Jim Willeke, second by Chuck Gherman. Motion passes.

*With no unresolved questions on the minutes they shall be adopted without corrections or modifications as part of the Association Records.

Property Manager Report

Motion by Jim Willeke and second by Doug Leonard to purchase new crossbars for the lamp posts and replace as needed or convenient. Motion passes.

With no unresolved questions on the maintenance reports they shall be adopted without corrections or modifications as part of the Association Records.

Financial Report

- Operating Balance- \$122,534
- Reserves Balance- \$132,990

Motion to accept financial report by Jim Willeke, second by Chuck Gherman- Motion passed.

With no unresolved questions on the treasure reports they shall be adopted without corrections or modifications as part of the Association Records.

Previous Business

A. Amendments

Discussion: The Board of Directors will review the draft of the amended documents pertaining to SB 61 that were sent by the attorney along with recommended changes by Jim Willeke. The word "Board" vs. "Board of Directors" should not be used as "Board" is not defined and the "Board of Directors" is defined as:

1. The declaration clearly states: *"The elected Board of Directors and Officers of the Association, shall exercise the powers, discharge the duties, and be vested with the rights conferred upon the Association by operation of law, by the bylaws, and by this Declaration."*

2. The bylaws clearly state: *"The annual meeting of the unit owners of this association for the election of trustees (hereinafter called the Board of Directors or members of the Board of Directors)."*

3. Inserting the exact wording that is defined in the Ohio Revised Code 5311 within the Fairways documents is a poor practice as it implies that The Fairways would have to, again, pay an attorney to amend our Documents if there is a change of any kind within the Ohio Revised Code 5311.

4. It appears that the duplicate sections were not addressed and should have been as detailed in the quote provided by the attorneys.

B. Landscaping- 1. Trees have been planted 2. Landscaping budget to come

C. Ceiling Painting -73 and 75 Fairway Drive- complete

D. Chimney Caps- to be completed in March weather permitting

E. Prospective New Board Members- general discussion

New Business

Annual-Meeting-Tentively on May 4,2023, 7 pm- if venue is available.

[Annual-Meeting-Planning](#)

Will need a budget for next year before we send out the Annual Meeting notice.

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:36pm.

The next meeting is the set for March 21, 2023 at the Fairways clubhouse.