



April 2022

Call to Order and Establish Quorum

The monthly meeting of the Fairways Condominium Owners Association for Tuesday, April 19, 2022 held in person at the Fairways Clubhouse in Mount Vernon, Ohio, was called to order by President Doug Leonard at 6:32 PM. A quorum was established.

The following Board of Director members were present:

- Doug Leonard, President
- Jim Willeke, Vice President
- ~~Kathryn Lake, Secretary~~
- De Merrilees - attending remotely
- Kathy Noblet

Greet Guests

Ask each Guest to state their name and Unit Number or for vendors whom they represent and their primary purpose for attending.

- Chuck Gherman - 70 FAIRWAY DR

Guest Presentations

- none

Property Manager Report

Danny Gum presented information on the maintenance items performed last month and there was discussion pertaining to the painting needed on a few ceilings and the status of 24 Fairway Drive (It is the boards understanding that Revere Roofing is waiting on a date from the unit owner to perform the work).

Financial Report

President Leonard led a discussion on the financial reports and they were approved without modification.

- [2022-03-31-treasure-report.pdf](#)
- [2022-03-31-Paid Bills.pdf](#)

- Balances
 - Checking: \$83,803.50
 - Reserves: \$41,751.74

Approval of Minutes

The board of directors votes to approve the minutes as provided with no modifications:

- [2022-03-15-Board Meeting Minutes](#)
- [2022-03-15-Executive-Session-Meeting-Minutes](#)

Old Business

These items were discussed in previous meetings that require further research or discussion before action by the board.

Under old business maybe an update on road sealing, the roofing project, walk around inspection and landscaping. Under new business chimney caps.

Roofing Project

[1303 Roofing Projects](#)

- 2022-03-02 [Notes - fairwayscondos-board | Revere meeting](#)
 - Revere will get back to us on 24 FAIRWAY DR Boot issue??
 - → Unit Owner Kathy Brechler-Lake is scheduling with Revere
- Painting of Ceilings (Danny has issues with Popcorn ceilings)
 - Danny thinks it may be \$1,500.00 to paint some of them
- Chimney Caps - Prevention of possible leaking on 22 C Unit and 2 G Unit chimneys
 - At Revere Roofing's suggestion for a solution, make caps that extend below the fascia and put a flare to keep water from rolling under the siding/soffit
 - Approximate cots \$500.00 each.
 - <https://groups.google.com/g/fairwayscondos-board/c/xeiowM9FLC4>
 - → Board of Directors want to address some chimneys each year until they are all replaced per Revere's specifications. President Leonard will do a cash flow analysis for board approval to determine how many should be completed each year.
 - Revere does not like the dryer vents to going through the roof (G-Units)
 - → Board of Directors feel this is not an issue at the present time

Mail Boxes and Signage

Jim Willeke - presented a quote [2022-04-06-bid-Mt Hope Fence-Mailbox posts-26306.pdf](#)

Photos for [403 Mailboxes and Posts](#)

Mr. Willeke will obtain some additional cost information for the board to consider.

Annual Meeting

This year's meeting will be held at 7:00 PM on Thursday May 12th 2022 at the Urton Clock House 10 Pittsburgh Avenue, Mount Vernon, Ohio located on the grounds of Ariel Foundation Park.

[2022-2023 Notice of Annual Meeting](#)

[About that Annual Meeting](#)

[2022-2023 Annual Meeting Packet README](#) describes the individual items needed to send to the Unit Owners.

Thanks to Mr. Willeke all of the information for the Annual Meeting Packet has been put together and Mr. Gherman has volunteered to provide the envelopes, do the printing and collating. In accordance with our bi-laws, the board members will hand deliver the packets no earlier than 30 days prior to the meeting and no later than 5 days prior to the meeting.

Motion: Concrete Work

MOTION: Jim Willeke makes a motion to authorize \$22,000 for concrete repairs and to allow Jim Willeke to perform such actions necessary to engage a vendor to make such repairs.

Jim Willeke - Met with a couple of contractors and have two quotes back and are waiting on a third.

[Concrete-Unit-Check List](#)

Motion was seconded by Kathy Noblet

Motion adopted by all present Board of Directors.

Motion: Roadway work

Doug Leonard and [Jim Willeke](#) met with M-B Paving to come out and provide a quote. Asked for crack sealing and patch work to be performed.

[Jim Willeke](#) makes a **motion** to to Accept the Received estimate ([2022-04-06-bid-M-B Paving-roadway.pdf](#)) of \$16,000.00 and to initiate partial payment and perform all other activities necessary to perform the following:

Asphalt Repairs – Three Areas – 218 Sq. Yds. These are marked on the roadway.

- Mill areas to depth of 2 inches. Clean millings and haul away. Prep to pave
- Install 3 inches of #448 Type 2 Hot mix asphalt, compact by rolling
- Hot crack fill band around new asphalt repairs to ensure long lasting
- Haul debris away from site.

Hot Crack Filling:

- Clean and fill approximately 14,300 ft. of ¼" and larger cracks with hot pour crack filler.
- NOTE: Shattered areas will be addressed, but 100% coverage is not guaranteed.

Motion was seconded by Kathy Noblet

Motion adopted by all present Board of Directors.

Pressure Washing

[1115 Power Washing Work](#)

We now have two estimates:

[2022-03-26-bid-john henry-pressure washing.pdf](#)

[2022-03-10-bid-power green pressure washing-3497.pdf](#)

→ More quotes will be gathered.

Privacy Fence

Jim Willeke presented An example for Privacy Fence and quote from <https://mthopefence.com/>

[2021-09-21 Request 41-43 FAIRWAY DR Privacy Fence](#)

A discussion was held on where the situation stands and what the next steps would be. The board generally feels that the length of the fence should be no longer than 8 feet or taller than about 6 feet. Mrs. Noblet will follow up with the unit owners. Once the final project is approved, Mr. Leonard will notify the unit owners of 43 Fairway Drive via the U.S. Mail and or email.

HOA Management

- Continuing to do research and some preliminary discovery. Please review [Things You Need To Know About HOA Management Companies 2022-02-11-EMS Overview and Proposal - Fairways Condominium.pdf](#)
- [Notes - Elite Management Services | The Fairways Condominiums](#)

Questions for EMS

Mr Willeke will set up a meeting for the board with EMS. We may wait until the new board takes over on June 1, 2022.

- Process [estoppels](#) / unit resales (We do not do these, Should we, How Could we?)
- Documents Storage
 - What about our historical documents? (Currently we have 8GB)
 - If we stop using your services, how do we get our data?
- Four (4) board meetings per year (We currently do about 12)
- How much on-site time is usually allotted to an association our size?
- How many HOAs under 100 units do they manage?
- How do they handle requests that are first addressed to a board member?
- How is the "monitoring and correction" of services and contracts any less time-consuming for board members under a HOA Management Company than it is presently?
- with a monthly fee for management, why are there unlimited "extra fees?"
- When paying online with a Credit card or any other method is there any additional fees?
- Who would actually perform the repairs for a Maintenance Request?
 - Do you provide vendors or do we use our current vendors?
 - If we do not have (or like our vendor) do you have vendors?
- What happens when Scenarios Flows:
 - A Unit Owner or Resident opens a Maintenance Request.

→ [Jim Willeke](#) will set up a meeting with some HOA Management companies.

New Business

Motion: Budget

[Jim Willeke](#) makes a motion to adopt the [2022-2023 Budget Summary](#) and budgets which will be presented at the Annual Meeting.

Motion was seconded by Mr. Leonard

Motion adopted by all present Board of Directors.

Motion: Prescription Turf Care Agreement

Mr. Leonard makes a motion to accept the multi-year [agreement with Prescription Turf Care](#) for three (3) years.

Motion was seconded by Kathy Noblet

Motion adopted by all present Board of Directors.

Adjournment

President Leonard adjourned the meeting at 7:56 PM

Before adjourning, the board announced the meeting dates of the next meetings.

- **May 12, 2022 - Annual meeting**
- **May 12, 2022 - Board of Directors meeting immediately after the Annual Meeting to elect Officers.**
- **May 17, 2022 - Regular Board of Directors Meeting**

Executive Session