



## 08/06/2024 Board Meeting Minutes

The Board of Directors Regular Monthly Meeting of the Fairways Condominium Unit Owners Association, Inc. for Tuesday, August 6, 2024, at 6:30 PM at The Fairways Clubhouse.

### Attendees

The following Board of Director members were present:

- Doug Leonard, President
- Tom Gardner, Vice-President
- Chuck Gherman, Secretary
- Julie Leonard
- Val Smith

### Greet Guests- No guests in attendance

Review of Minutes- Motion to approve- Valerie Smith; Second -Julie Leonard- motion passes. With no unresolved questions, the minutes shall be adopted without corrections or modifications as part of the Association Records.

### Property Manager Report

No Property Manager's report submitted- no motion submitted

### Financial Report

- Treasure Report: [Fairways July Reports.pdf](#)
- Paid-bills [Fairways July Paid Bills.pdf](#)
- Operating Balance: \$41,954.61
- Reserves Balance: \$106,220.63
- 08-06-2024: a.\$156,392.53 Home Loan Savings CD
  - b.07-12-2024: \$100,000.00 Huntington CD
  - c. 07-12-2024 \$100,000.00 Home Loan Savings CD
- Total Reserve Funds \$462,613.16

***\*Motion to approve financial report by Julie Leonard, 2nd by Tom Gardner,***

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

## Previous Business

### Management Companies Status - Tabled

EMS

Associa

### Board Member Transition- Update

- Bank Account Authorized Signatures - Park Completed, Huntington & Home Loan Savings still need to have Vice President added - **Done**
- Email Changes - Fairways Board - Done
- Maintenance Requests and Replies - Done
- Access to Archival Information & Google Training - What's Needed?
- Vendor Notifications - Done
- Website Maintenance - Carol Moore and Jim Willeke to continue for now
- Website Postings (Board Meeting Minutes etc.) - Carol Moore
- Landscaping Maintenance - Ongoing with Patsy Hommon & Kathy Noblet
- Shared Directory Maintenance - Julie Leonard
- Some of this is at: [Board of Directors Recurring Items](#)

No Motion is needed, for discussion only.

### Roadway Work

Jim Willeke and Doug Leonard met with Scott from Law Construction and asked for quotes for:

- Crack Sealing - [Fairways @ Mt. Vernon - Crack sealing.doc](#)
- Install Curb at 49-51 FAIRWAY DR- [Fairways @ Mt. Vernon - Curbs.doc](#)
- Install Curb at WEST BIRDIE DR and FAIRWAY DR
- Remove and Replace Low Area Holding Water at 49-51 FAIRWAY DR- [Fairways @ Mt. Vernon - Low Area R&R.doc](#)

Also spoke about some of the Downspouts that are clogged or collapsed. His suggestion was to hire a roto-rooter or someone to snake and map out drains before we start digging.

Doug Leonard met with Kim Parker-Barry of M-B Paving & Sealing, Inc. on July 8th to ask for quotes on Crack Sealing, Complete Sealing, and Curb Installation. [M-B Paving.docx](#).

## Concrete Work

[103-205 Concrete Work](#) Contains all the known concrete work to complete. We may need to do a walkaround to scope out other areas that need attention.

Doug Leonard & Jim Willeke met with Jake Melton from Modern Builders on July 5th to request quotes on some concrete repairs- [Concrete Proposal Modern Builders.pdf](#)

Doug Leonard met with Jared & Jeff Carpenter of Carpenter Custom Concrete, Inc on July 10th for an additional quote on concrete work. [Carpenters 1.pdf](#) [2024 Concrete Work.xlsx](#)

***Motion by Valerie to approve concrete repaving driveways as per Carperpenter's Concrete estimate of \$46,890 plus the Roadway Sealing by MB Paving's estimate of \$21,400. Second by Tom Gardner. Motion Carried.***

## Community Garden - Tabled

## Egress Window

Legal Agreement [Fairways Condo Mount Vernon- window well system easement 51 Fairway Drive - 7-31-2024.pdf](#) [Window Well Letter.pdf](#)

Motion by Julie Leonard and a second by Valerie Smith to approve the legal agreement as written by our attorneys about the egress window at 51 Fairway Drive owned by JAMES DANIEL RADCLIFFE and KATHERINE ELAINE RADCLIFFE. **Motion carried.**

Prepared by:

KAMAN & CUSIMANO, LLC,

Attorneys at Law

8101 North High Street, Suite 370,

Columbus, Ohio 43235

(614) 882-3100 passed.

## Post Shields

Motion by Chuck Gherman and a second by Valerie Smith to pay for the post shields for the outdoor lamps for \$831.96 plus an estimated \$300 for installation by Board and Beam. Motion carried.

[Post Shields Invoice.pdf](#)

## New Business

Reserve Fund Goal for 2024- 30% -35% discussion only

Tom Gardner drew up a survey to gauge owner satisfaction of owner needs and wants.

**\*\*Due to moving the August Regular meeting date earlier in the month the A/R Aging report for the Executive meeting was unavailable the Executive meeting will be canceled.**

## Adjournment

Motion to adjourn by Julie Leonard, 2nd by Val Smith

With no further business before the board, the moderator adjourned the meeting at 7:44 pm.

The next Board of Directors Regular Meeting will be held on September 17, 2024. Start time 6:30 PM at the Fairways Clubhouse.