

Fairways Condominium Owners Association Board of Directors
Monthly Meeting, Tuesday, August 17, 2021

Attendance: Doug Leonard, president; Jim Willeke, vice president; Kathryn Brechler Lake, secretary; De Merrilees, and Kathy Noblet; Prescription Landscaping representative John Schillinger; property manager, Thom Collier. A quorum was established – with all of the directors in attendance.

The meeting of the Fairways Board of Directors was convened by the president, Doug Leonard, at approximately 6:30 p.m., on Tuesday, August 17, 2021, at the Fairways Clubhouse, Mount Vernon, Ohio.

ACTION ITEMS

The following items were reviewed, discussed, and approved by members of the Fairways board:

Approval of the meeting minutes of Tuesday, July , 2021.

Minutes of the meeting of Tuesday, July 20, 2021, which were distributed via email communication, were approved as submitted. Mr. Leonard moved the motion to approve the minutes; Ms. Noblet seconded; motion carried.

Approval of the monthly financial statements dated July 31, 2021.

Mr. Leonard reviewed the budgetary documents of July 31, 2021, as noted in this meeting's agenda. The statements were accepted as presented. The statements are available electronically via this meeting's agenda.

Approval of the property manager's report.

Mr. Collier distributed and reviewed the property manager's report date July-August 2021. The report was accepted as presented.

Approval of Landscaping updates and improvements. Ms. Noblet introduced Mr. Schillinger of Prescription Landscaping. He provided a report on the mulching issue and proposed work to begin in September on the landscaping beds and digging out of replacement items. He estimated the cost would be \$3000.00 – \$5000.00. Other items discussed regarding under landscaping projects were spraying for pesticides and the power washing projects. The board thanked Mr. Schillinger for his time and review of the upcoming landscaping work. Ms. Noblet will continue her work of checking individual condominiums for requests and needs and will research a prospective arborist company to trim the Fairways trees. Mr. Willeke will provide a list of power washing condominium units.

Discussion ensued around the proposed landscaping project of digging every bed out as much as possible, reforming most of the beds, and ripping out items to be replaced. The estimated fee for this project will be \$3000.00 - \$5000.00. The motion to begin this work in September as proposed was brought forth by Ms. Noblet; Ms. Brechler Lake seconded; motion carried. Ms. Noblet will notify Mr. Schillinger to begin this work as presented.

DISCUSSION ITEMS AND FOLLOW-UP ITEMS

Ms. Brechler Lake requested additional time to prepare information regarding the Fairways signage and mailbox project that's under consideration. Ms. Brechler Lake will provide more information regarding this matter at the next meeting.

Mr. Willeke reported the concrete work will begin on September 13, 2021. A check of the down payment has been issued.

Mr. Willeke also reviewed the work on the low spot at 7 Fairway Drive.

Mr. Leonard reported the closing is final now at 13 Birdie Drive. The account has been paid in full. Mr. Leonard will send an appreciation letter to Mr. Grindle and Mr. Miller for their work and support of this matter.

Mr. Willeke will submit a formal complaint regarding the common and repeating occurrence at 66 Fairway Drive. A letter from the board will be sent regarding this violation and additional action if this continues to occur.

Mr. Willeke reported the siding work will begin on August 23, 2021, at 41 – 43 Fairway Drive. The siding will be matched on both condominiums.

Reminder of the Wurstfest Community Picnic on August 22, 2021, at the Fairways Condominium Clubhouse.

The meeting was adjourned by the president at 7:58 p.m. The next meeting of the Fairways Board of Directors will take place on September 21, 2021, at 6:30 p.m., in the Fairways Clubhouse.

EXECUTIVE SESSION

The executive session of the Board of Directors of the Fairways Condominium Association was convened by the president, Mr. Leonard at 8:00 p.m. Items discussed were late check penalty fees and late association fees. The meeting was adjourned at 8:05 p.m.

Respectfully submitted by,

Kathryn Brechler Lake
Secretary, Fairways Association