

**Fairways Condominium Owners Association Board of Directors**  
**Monthly Meeting, Tuesday, July 20, 2021**

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**Attendance:** Doug Leonard, president; Kathryn Brechler Lake, secretary; De Merrilees, and Kathy Noblet; property manager, Thom Collier. A quorum was established – with four of the five 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, July 20, 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, June 15, 2021.**

Minutes of the meeting of Tuesday, June 15, 2021, which were distributed via email communication, were approved as submitted with the notation to change the heading to minutes versus agenda. Ms. Merrilees moved the motion to approve the minutes; Ms. Noblet seconded; motion carried.

**Approval of the monthly financial statements dated June 30, 2021.**

Mr. Leonard reviewed the budgetary documents of June 30, 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 June-July 2021. The report was accepted as presented.

**Approval of Insurance company change.**

The following motion was unanimously adopted via email communication:

Mr. Willeke motioned to have the president of the Fairways condominium association to take appropriate actions to move the Fairways condominiums unit owners association, Inc. insurance coverage to Kahrl and Company making payments on an annual basis to obtain a better rate as was discussed in the June 15, 2021, monthly meeting. Funds may come from the reserve fund if required; borrowed funds must be replace and should be a separate transaction for clarity.

**DISCUSSION ITEMS AND FOLLOW-UP ITEMS**

Ms. Noblet reviewed the landscaping progress for this year to date. She will continue her work of checking individual condominiums for request and needs as presented. It was noted the thistles on the Fairway Drive bank are over flowing—she will contact Prescription Landscaping to have them remove them for this year which will incur an additional fee.

Ms. Brechler Lake reported on the signage and mailbox project that's under consideration. Ms. Brechler Lake will provide more information regarding this matter at the next meeting.

Notation of the Wurstfest Community Picnic on August 22, 2021. If there's assistance needed, we should convey to the community as soon as possible.

Mr. Leonard will contact Kaman and Cusimano to confirm the addresses of current board of directors.

Pressure washing is schedule to begin in the very near future. Mr. Willeke is coordinating this work.

Mr. Leonard will review the bad check policy and fees and offer some recommendations at the next meeting.

**Adjournment of the general session.**

The next meeting of the Fairways Condominium Association board of directors will take place on Tuesday, August 17, 2021, at 6:30 p.m., in the Fairways Clubhouse. The meeting was adjourned at approximately 7:00 p.m.

**EXECUTIVE SESSION**

An executive session was convened at approximately 7:05 p.m., by the president, Mr. Leonard.

Respectfully submitted by:

Kathryn Brechler Lake, Secretary