



2020-11-17-Board Meeting Minutes

Call to Order and Establish Quorum

Mr. Leonard convened the regular meeting of the Board of Directors of “The Fairways Condominium Unit Owners Association” starting on 2020-11-17 06:30 PM ([Board of Director Conference Link](#))

The following Board of Director members are present:

Doug Leonard, President

Jim Willeke, Vice President

Kathryn Lake, Secretary

Kathy Noblet

The moderator has determined a quorum by declaring a majority is present.

Greet Guests

There were no guests in attendance.

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Property Manager Report

Mr. Collier reviewed the details of tasks completed and in progress on the maintenance report included with the minutes of this meeting:

- [2020-11-17-Oct-Nov-maintenance-report.pdf](#)
- Closed Maintenance Incidents
- New Maintenance Incidents
- Outstanding Maintenance Incidents

- [Stair Repairs](#) - in progress

Financial Report

Mr. Leonard reviewed the treasurer's report and the board accepted the report as presented.

- [2020-10-31-treasue-report.pdf](#)
- [2020-10-31-paid-items.pdf](#)

Approval of Minutes

The minutes were approved with a motion from Kathy Noblet and seconded by Kathryn Brechler Lake.

- [2020-10-20-Board Meeting-Minutes](#)

Old Business

Items reviewed were road sealing, the roofing project, walk around inspection and landscaping.

RESOLVED Motion on Sewer Tap DENIED (email)

Motion was to [DENY Sewer Tap as requested by Danny Stephens Construction](#)

[2020-landscape-Unit-Check](#)

- Details on Prescription Turf Care Invoices
- [2020-fall-Plantings-Removals.pdf](#)

[43 FAIRWAY DR - Repairs](#)

[Reserves-Signage and Entrance](#) - Tabled as Susan not here.

New estimate and pictures from Signarama for the proposed updated street signage.

- What about Mail Boxes - continued discussion for a later meeting

[Discussion Fairways Drainage](#) - Jim

New Business

Discussion on Fees Charged to Association

There have been some Fees Charged to Association due to actions by specific Unit Owners

- [Bank Charges for NSF Checks](#)

- I noticed we had a returned check charge on our account.
- Oct 30, 2020 RETURNED ITEM CHARGE \$15.00
- Oct 30, 2020 RETURNED DEPOSITED ITEMS \$500.00
- Mar 30, 2020 RETURNED ITEM CHARGE \$30.00
- Mar 30, 2020 RETURNED DEPOSITED ITEMS \$604.00
- Excess Trash
 - 06/04/20 RL HAND SVC/EXTRA-MSW 3.00 @ 10.00 \$30.00. I found it interesting that this was the only time I have observed these “added” charges and that there is not enough information to charge back to the unit owner.
 - AFIK, this
 - Reading the 2020 contract it appears should eliminate these charges?
 - Guess not, as 2020-09017 RL HAND SVC/EXTRA-MSW \$10.00 (see [2020-10-31-paid-items.pdf](#)) \$10 Extra RUMPKE (We need to know Address)

We should be adding assessments to the Unit Owner for these fees.

Invoices to fairwayscondos-board@googlegroups.com

We should insist that all invoices be at LEAST copied to us in email (fairwayscondos-board@googlegroups.com) so that these conditions and others are noted.

How many come to us via mail at 89 FAIRWAY DR?

Most invoices are emails to our accountant and it can not be that difficult. payables-fairways@googlegroups.com could be set up for this and then they would be sent to us and whomever we desire them to go to.

Some, eBills specifically, may be difficult.

Property Boundaries

Kathy Noblet

The Reserve Project

[The Reserve Project](#) is the lead document to links and information on the Reserve Study.

Henderson Pergo Request

[2020-11-17-Henderson Pergo Request-drawing.pdf](#)

Discussion regarding the Henderson’s perggo request ensued. Motion to approve the perggo erection was granted with restrictions. (Ms. Noblet moved the motion; Mr. Willeke seconded.) Mr. Leonard will inform of the board’s decision and Mr. Willieke will prepare written correspondence.

Dogs

Please ask members who have Dogs to remember to clean up after the dog has done its business. I see droppings from medium size dogs remains when I walk my dog in peoples yards. Ms. Moore will be contacted to post a notice in the Fairways Newsletter regarding proper dog regulations and neighborly considerations.

[HOA Management or Site Management company](#)

- Maybe

Adjournment

The meeting was adjourned at approximately 7:35 p.m.

Before adjourning, the board should announce the meeting time of the next meeting. December 15th, 2020, at 6:30 p.m., edt.

Executive Session

If a board member asks us to go into an Executive Session following the regular scheduled meeting.

Only the Board of Directors and specifically invited guests are permitted.

[2020-11-17-Executive-Session Meeting Agenda](#)

Respectfully submitted by

Kathryn Brechler Lake

Secretary