



2020-10-20-Board Meeting-Minutes

Call to Order of this regular meeting of the Board of Directors of “The Fairways Condominium Unit Owners Association” starting on 2020-10-20 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
- Susan Delozier
- Kathy Noblet

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

Greet Guests

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

- Mark Harrell 31 FAIRWAY DR

Property Manager Report

Details what has taken place in the association from the last meeting and should include any:

- [2020-10-20-maintenance-September-October.pdf](#)
- Closed Maintenance Incidents
- New Maintenance Incidents
- Outstanding Maintenance Incidents
- [Stair Repairs](#) ?
- Door Painting Status?
- Concrete Status?

This report should be provided to the board members several days in advance of the meeting. Targeting discussion to the items needing board approval will help accelerate this portion of the meeting.

Financial Report

- [2020-09-30-treasure-report.pdf](#)
- [2020-09-30-paid-items.pdf](#)

Approval of Minutes

The board of directors votes to approve the minutes:

- [2020-09-15-board-meeting-minutes](#)

The minutes should be provided to the board members several days in advance of the meeting. Targeting discussion to the items needing board approval will help accelerate this portion of the meeting.

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.

Checking Accounts Changes

- We now only have TWO Accounts
- Operations: 6009 Total Funds Available \$49,222.86 (2020-10-15)
- Reserve: 4498 Total Funds Available \$153,124.79 (2020-10-15)
- The President and Vice-President are Named on the accounts
- [The Fairways-Legal-Tax-Account-Information](#)

[The Fairways Trash Service](#)

Resolved for the Board of Directors to enter into [contract with Rumpke](#) FOR "94 - MULTI UNITS SERVICE AT ONE TIME A WEEK PICK UP AT \$ 16.20 EACH PER UNIT NO FUEL SURCHARGE".

- Which is the \$1,522.80 we pay monthly
- has been unanimously approved via email.

Added Charges?

- [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.

- Reading the contract it appears should eliminate these charges.

UPDATE [The Reserve Project](#) -

- Review Documents
- [Budget-Fees-Calculations](#)

[2020-power-wash-Unit-Check](#)

- I think it is a bad precedent to withhold payment of an invoice with a vendor that has always been responsive and willing to work with us on any issues.
- [Email Thread on Power Washing](#). Some statements or items that were encountered:
 - “The job they did on my unit was not good.” [wdjaleonard@outlook.com](#)
 - “I was not particularly happy with mine either but I thought I was just being particular. Some of the parts that needed power washed the most were missed.” [Susan Delozier](#)
 - “Prescription did come back and power wash the areas on 25 and 27 Fairway that they could not reach earlier. “ [wdjaleonard@outlook.com](#)
 - Asked about 1-7 Fairway CT and found out they did 1-7 Birdie DR instead. [Jim Willeke](#)
 - Asked to come back and check the back of the clubhouse: Which they did. [Jim Willeke](#)
 - Can we get some specifics so we can speak with John?
- Did 26 Units for \$1501.50 or \$57.55 per unit. In 2019 we paid 83.26/unit. and in 2018 147.29 a unit.
- Any other Comments?

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

- Comments?

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

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

[43 FAIRWAY DR - Repairs](#)

[Reserves-Signage and Entrance](#)

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

- [2020-10-10-bid-signarama-24826.pdf](#)
- What about Mail Boxes?

Door Painting Project

- Any comments?

New Business

New topics for future consideration are presented during this portion of the meeting. Information for new topics should be submitted in writing when possible.

- Somethings to consider of using a [HOA Management or Site Management company](#)
- [Reserve Fund Checking account](#)

Adjournment

This closes the meeting. The time of adjournment can be posted in the meeting notice which provides certainty of a meeting's end. A specific adjournment time also encourages focus on the agenda items.

Before adjourning, the board should announce the meeting time of the next meeting. August 18th, 2020.

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.

Not held.