



2023-03-21 Board Meeting Minutes

The Board of Directors Regular Meeting Agenda of the Fairways Condominium Owners Association for March 21, 2023 18:30 PM at The Fairways Clubhouse. *With no unresolved questions on the minutes they shall be adopted without corrections or modifications as part of the Association Records.*

Attendees

The following Board of Director members were present:- Quorum attained

- Doug Leonard, President
- Jim Willeke, Vice-President
- Chuck Gherman, Secretary
- Kathy Noblet
- Clyde Kaufman

Greet Guests

Susan Delozier, a homeowner in the Fairways, presented some of the concerns about the new development and whether it would be okay for her to post a message on the Fairways email site informing homeowners of the details. Posting on the Fairways email site is open to all homeowners. Property Manager Report

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

- Closed Maintenance Incidents- Club House toilets to be replaced with taller ones
- New Maintenance Incidents- concrete projects are being reviewed, discussion of lampposts
- Outstanding Maintenance Incidents

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

Financial Report

Summarizes the available cash balance for the association, a comparison of the current finances with the approved annual budget, and a presentation of unanticipated expenses.

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- Treasure Report - [2023-02-28-treasure-report.pdf](#)
- Paid-bills - reviewed
- Operating Balance-\$117,507
- Reserves Balance-\$149,991

Motion to approve budget by Jim Wilke, second by C.Gherman- Motion carries.

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

Previous Business

Annual Meeting

[About that Annual Meeting](#)

[2023-annual-meeting](#) Work on these documents is continuing.

[2023 Annual Meeting Packet README](#) shows what will be in this year's annual meeting packet.

The Board of Directors must adopt a budget for the fiscal year. What we have done in the recent past is present a [2023 Budget Summary](#) which shows two options:

- Fully Funded Budget
- Waivered Funded Budget

On the advice of Counsel the following documents were created. These “must be returned by April 10th”

- Reserve Funding Ballot
 - [Reserve Letter and Ballot](#)
 - [Reserver Wavier-BALLOT](#)

Before these can be sent out the Board of Directors needs to formally adopt a budget and the annual meeting packet needs to be assembled and handed-out.

Our legal counsel advised we obtain a signed [Reserver Wavier-BALLOT](#) . However Section [5311.081](#) says:

“The unit owners, exercising not less than a majority of the voting power of the unit owners association, waive the reserve requirement in writing annually.”

This could also be done by proxy.

In the past we created one PDF file and printed the entries file (black and white) which was then stapled, placed in an envelope and handed or left at the Unit Owner's address.

MOTION: Accept the Budget as presented

Jim Willeke makes a motion to accept the as described in the [2023 Budget Summary](#) Second by Kathy Noblet- Motion carries.

Amendments

Amendment-SB61

[Amendment-SB61](#)

The current status: (mostly based on [2023-02-10-letter-to board-kaman cusimano-SB61.pdf](#))

- The Board to needs to determine:
 - whether the amendment language and supporting documents are consistent with the Board's goals and intentions; or,
 - if any changes need to be made to the amendment documents. If the amendment language please advise "Kaman" and I will make those changes before the documents.
- The President and Board Secretary would sign the amendment documents, in blue or black ink, where indicated. Your signatures must also be notarized.
- In a Board of Directors meeting a Motion stating "In accordance with the Ohio Condominium Act, I move that the attached Board amendments be enacted and recorded." The motion then needs to be seconded and passed.
- Then have the final documents recorded.
- Provide a copy of the recorded documents to "Kaman"

Motion by Chuck Gherman to accept and record the amendments as submitted- Seconded by Clyde Kaufman. Motion passes.

Insurance Deductible and Electronic Voting and Meeting Amendments- this section is tabled until after the annual meeting April 27, 2023.

I have created a folder for the [Amendment-Insurance-Deductible-Electronic-Voting-Meeting](#) amendments and other Insurance related items.

[Process for Insurance Deductible and Electronic Voting and Meeting Amendments](#) identifies the process required to make the amendments effective

Jim Willeke feels this should wait until after the Annual Meeting and after the [Amendment-SB61](#) which does not require a Unit Owner vote have been completed.

We should have discussions with our Insurance agent on the required changes at anytime ([Current Insurance Policy Questions](#)) to help the process go more efficiently.

We can certainly have other discussions and welcome participation by any interested party.

Annual Crabapple treatment

"I am asking for approval to set up this annual treatment of the Crab Apple trees for fungal disease. This is the same proposal as we have done the last several years. The price is the same. I will watch for when the buds are starting to swell because that is the ideal time to do this treatment. Kathy"

Amount would be \$777.56 including tax.

Motion was approved unanimously via [email 2023-03-08](#).

New Business

Information for new topics should be submitted in writing in advance when possible.

Plans for 2023-2024

- SB61 Amendments
- Electronic Voting amendment
- Fees - Probably No Changes
- 10k Ongoing Repairs
 - Concrete
 - Roadway
- SIGNS
- More Communication
- Other?

Transfer of Funds

Jim Willeke we should consider transferring funds from the Operating fund to the Reserve Fund.

Motion to move \$30,000 to Reserve account by Jim Willeke. 2nd by C. Gherman- Motion carries

Adjournment

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:51 pm.

The next Board of Directors Regular Meeting Agenda will be held on April 18, 2023 18:30 PM at the The Fairways Clubhouse