

FAIRWAYS CONDOMINIUM UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 20, 2019

Board members present: Doug Leonard, Jim Willeke, Patsy Hommon, Susan Delozier, and Kathy Noblet

Contractors present: Thom Collier of Collier Property Management

Guest present: Aaron Noblet and Eric Noblet

- I. Quorum having been established, the meeting was called to order by President Doug Leonard at 6:30.
- II. Aaron Noblet of Preservation Arborists presented an evaluation of our property's trees. Board members were each given a handout which described the pruning spraying, and fertilizing of each species of tree. These will be used to guide us in the future care of our trees.
- III. The minutes of the July meeting were approved. Susan made the motion seconded by Jim.
- IV. Thom Collier of Collier Property Management presented the maintenance report.
 - A. Several lamp post repairs were made. Attention was called to the bottom of the post where weed eater has removed paint. A discussion was held as to how to repair this. Suggestions included: widening the mulch area or covering the post with a matching plastic protector.
 - B. Satellite dishes have been and will be removed at the owner's expense.
 - C. Moles and voles continue to be a concern. There seems to be no reasonable solution.
 - D. Concrete repairs are being made at 25 FD, 13 FD, 17 FD. Unanimous consent was provided by email.
 - E. The repair work on the chimney at 7 FC by Miller Construction has begun. The cost is \$16,115 with an additional \$2,800 to repair damage to sheathing. Revere will replace the cap, flashing, and shingles.
 - F. The owner of 51 FD requested permission to remodel basement and add an egress window. Unanimous consent was provided by email.
 - G. The owner at 16 FD has refused a concrete and minor painting repair.
 - H. Other minor maintenance issues were handled by Collier Property Management. See included Maintenance report.
- V. Financial report
 - A. Doug was given permission to cash in a Home Loan CD and roll it into a higher interest account.
 - B. A discussion was held concerning how an \$850 legal fee should be reported.
 - C. The financial report was approved. Patsy made the motion, seconded by Susan.
- VI. Old Business

- A. There was a question about June's lawn care bill which was a little higher. This was due to the addition of sales tax.
 - B. The drainage issue at 10 Eagle was solved by adding mulch to the area.
 - C. The lawn care contract with Prescription has included 4 charges for tree and shrub care which include insect and disease control. This was supposed to have been written out of the contract starting in 2018. He did spray for bagworms this year. Patsy will follow up with John Schillinger who should give us a credit of \$2,400 for each of the last 2 contracts.
 - D. Curbside recycling has been studied and discussed many times. It does not seem practical for the board to pursue this.
 - E. A drainage problem still exists at 17 FD. The problem seems to be with the slope of the roadway .Further study is needed.
 - F. An enforcement policy has been developed. Board members need to read it over and be ready to discuss at the next meeting.
 - G. Dryer vent cleaning starts next week. Thirty-three have responded.
 - H. The board approved via email to allow Matt Starr to film a movie at his home.
- VII. New business
- A. Residents have asked about door colors. The board requests that any changes in color be presented to them first.
 - B. Jim will ask Thom Collier to get bids on resealing our roadways.
- VIII. Meeting was adjourned at 8:15 to go into executive session.