

FAIRWAYS CONDOMINIUM UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 17, 2019

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

There were no contractors present.

Guest: Leonard Lashmet, Bob Burelli, Paul Dove, and Larry Arlen

- I. The meeting was called to order at 6:30pm by President Doug Leonard. The date had been switched from the 18th to the 17th because of a conflicting event at the clubhouse.
- II. The minutes of the May 21, 2019 meeting were approved. Motion was made by Jim and seconded by Kathy.
- III. There was no maintenance report due to the absence of Thom Collier, property manager, who could not attend due to a conflict in his schedule.
- IV. Financial documents from McDaniel CPA were approved. Motion was made by Patsy and seconded by Kathy.
- V. Old Business
 - A. The revised collection policy was presented one more time. Final decision to be made next month. The collections policy will then be posted on the website and delivered to those who are not using the website.
 - B. The Association hazard insurance bill was presented for payment with only a slight increase.
 - C. Two companies will be coming this week to look at D unit chimneys. They are Miller's Custom Exteriors on Wednesday, and Reitter Stucco and Supply on Thursday. Representatives from Revere Roofing will also be present.
 - D. The discussion about dryer vent cleaning was continued. It would be a huge expense for the board to pay to have all vents cleaned. It was decided to use the Newsletter to relay to owners the importance of having this done.
 - E. Paul Dove presented plans and estimate to have his wooden deck replaced. The board gave approval for him to move ahead with the project using Levi Troyer as a contractor. Patsy made the motion seconded by Susan.
 - F. Concrete/Curbs
 1. Doug has received two estimates for concrete repair.
 2. Jim is willing to help construct stone and gravel wall to help divert water from driveway at 17 Fairway Drive.
 - G. A search is on to find an official record of changing officer terms from one to two years. This needs to be officially recorded. Leonard Lashmet will check with Mike Williams, president at the time.
 - H. Only one tree was trimmed behind 9/11 Fairway Court. The large hickory is covered with poison ivy. The tree is far enough away that it is not a concern at this time.
- VI. New Business

- A. The board discussed what to do with the Gazebo. Lots of good suggestions have been made. More study is needed. For now Prescription will clean up landscape.
 - B. Landscape
 - 1. Jim presented landscape recommendations for the Fairways. It was moved by Patsy and seconded by Susan that these be adopted. Motion passed.
 - 2. It was suggested that a “group” of residents help with weeding and trimming that is not taken care of by our Landscape contract. A “group” has already formed to work on improved tree mulching.
 - 3. Patsy will contact Prescription Turf Care about trimming low hanging branches along Fairway Drive and Fairway Court and in guest parking areas.
 - 4. It appears that Dolce has not been contacted to spray trees. Because timing is important, this service may be suspended.
 - 5. It was noted that the two large trees by the entrance sign will need to be replaced at some point in the not too distant future.
 - C. Doug presented an updated budget showing a slight deficit at this time. However, no fee increase should be necessary. By 2023, when roofing is completed, we should see an increase in reserves.
- VII. Meeting was adjourned. Next meeting will be July 16, 2019.