

2022-7-19 Board Meeting Minutes

Call to Order

The monthly Board meeting of the Fairways Condominium Owners Association for Tuesday, July 19, 2022, 6: 29 pm held in person at the Fairways Clubhouse, 89 Fairway Drive, Mount Vernon, Ohio.

Quorum Established

The following Board of Director members were present:

- [Doug Leonard](#), President
- [Jim Willeke](#), Vice President
- [Chuck Gherman](#), Secretary
- [Katherine Noblet](#)
- [Bill Brown](#)

Guests

In attendance were Mandi Schaade & Corey Harmann of Kahrl & Company Insurance, Mount Vernon, Ohio.

Mandi Schaade & Corey Harmann of Kahrl & Company Insurance tried to clarify the obligations of the association versus obligations of the homeowners according to the limits of the Fairways Condo Association Insurance policy. Mr. Harrmann indicated that our Special Coverage (this is the best level insurance) policy had a blanket \$28 million coverage limit. Liability coverage is \$4,000,000 and \$2,000,000 per incident. Our deductible is \$20,000 per occurrence. The understanding at this point is that the insurance covers restoration to like condition in accordance with the original plans the builder submitted to the Knox County Recorder.

Corey Harmann is going to review the Fairways Bylaws and Declarations and reply to the Board with further clarifications as to our insurance policy.

Property Managers Report

Presented By Board and Beam- Danny and Kim Gum

Board and Beam property managers completed maintenance requests as of July 19, 2022: **#548** 93 Fairway, **#566** 91 Fairway Dr., **#557** 11 Fairway Dr., **#543** 9 Fairway Dr., **#543** 9 Fairway Dr., **#543** 9 Fairway Dr., **#525** 14 Fairway Ct., **#524** 7 Fairway Ct.

Several current requests are still in progress. Kim of Board and Beam indicated that she would enter landscaping requests into the Request system when forwarded to her. Kathy would handle details and coordination of the landscaping projects. A request was made that if an item was completed outside of the scope of Board & Beam that we alert Kim. system. Jim will email Kim summarizing the landscaping requests discussed tonight.

Financial Report

presented by Doug Leonard

The balance sheet shows \$93,68.97 in the operating account and \$17,755.05 in the current reserves as of June 30, 2022.

Accounts receivable is a negative number (-\$32,000) as these are pre-paid HOA fees.

Profit/loss Statement shows a deficit of the in the income as the figure represents an insurance premium paid in June but not cashed until July of 2022. We are in line with the budget projections.

Motion to approve the financial report made by Kathy Noblet & 2nded by Bill Brown. Motion passed unanimously.

Approval of Minutes

Motion to approve by Bill Brown, 2nd by Kathy Noblet; Motion passed unanimously.

Old Business-

Landscaping- behind due to manpower shortages; Compile list of issues and present to Prescription Turf Care. A meeting to be scheduled with Prescription Turf Care to discuss delays and other issues. **No motion.**

Tree Replacements-discussion of cost to replace trees that were damaged and removed, this comes out of the current landscaping budget. No motion is necessary. Fairways will pay \$500 for a tree (if the homeowner wants a more expensive tree, they will have to pay anything above \$500). The Association will pay for the planting of the trees. **No motion**

Tree Trimming- a few trees need trimmed, the discussion concluded that would be acceptable. **No motion**

Concrete work- Board is happy with the work done by *Carpenter Concrete*. A few projects are still on the agenda for this year at 1 Fairway Dr., 65 Fairway Dr., 16 Fairway Dr., and 12 Eagle Dr., Jim Willeke is compiling a list for next year's concrete projects. **No motion**

Roadway sealing- Completed for this year. **No motion**

Chimney Caps- Board and Beam to paint caps at 24 Fairway Drive. **No motion**

Mailbox & Posts-Using the current posts where possible, covering the posts with vinyl sleeves. Mailboxes will be black with white lettering. Jim is ordering one the sleeves and the mailboxes to assemble and judge assembly time, assembly difficulty and note if there are any issues with the materials. **No motion**

Surface Water Issues- *Doug Leonard, Danny Gum (Board & Beam) and Jim Wilke* met to discuss surface water issues. Currently, known water issues: **No motion**

89 Fairway Dr. - water Running by clubhouse

60 Fairway Dr.- water issue

78 Fairway Dr- water accumulation from 1 Birdie drive

3 Fairway Dr. – seeping water– drain tile collapsed

7 Fairway Dr. – water in basement

55 Fairway Dr.-water accumulation

49 & 51 Fairway Drive -water accumulates around the basement

9 & 81 Fairway Drive- water seeping inside, onto the carpet- HIGH PRIORITY

83 water issue needs assessed

Fairway Drive- 17,19,23,27- water accumulation in he back of the condos next to the golf course resulting in a muddy mess

Adjournment

Motion to Adjourn by Bill Brown, 2nd by Kathy Noblet

Motion passes unanimously at 7:57 pm

