



## 2023-12-19 Board Meeting Minutes

The Board of Directors Regular Meeting Agenda of the Fairways Condominium Owners Association for Tuesday, December 19, 2023 6:30 PM at The Fairways Clubhouse.

### Attendees

The following Board of Director members were present:

- Doug Leonard, President
- Jim Willeke, Vice-President
- Chuck Gherman, Secretary
- Kathy Noblet Board Member
- Open Position due to resignation

### Greet Guests

- Joann Kaufaumn- Guest  
Motion to appoint Joann Kaufmann to the open board position made by Jim Willeke and a second by Kathy Knoblet> Motion passes.

### Review of Minutes

[2023-11-21-board-meeting-minutes](#) - Motion to approve by Kathy Noblet, 2nd by Doug Leonard -motion passes.

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

### Property Manager Report


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

- Continued discussion about pipe in front of Fred Deem's condo to be fixed in 2024 to alleviate the water run off occurring during rainy days possibility of 2 solutions.

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.

- Treasure Report  2023-11-30-Paid Bills.pdf
- Paid-bills  2023-11-30-treasure-report.pdf
- Operating Balance: \$74,749.28
- Reserves Balance: \$153,176.79
  - a. CD: \$ 153,176.79 (2023-11-30)

Motion by Jim Willeke and 2nd by Kathy Knoblet for Doug to purchase up to \$100,000 in an additional CD -motion passed. With no unresolved questions on the treasure reports they shall be adopted without corrections or modifications as part of the Association Records.

## Previous Business

### The Danny Problem



#### [The Danny Problem](#)

Discussion should focus on what The Fairways would desire from the and not just continue with what we are doing now.

*\*We should immediately obtain the Maintenance phone number for 704-501-1372 into the Association's name.*

Jim Willeke's recommendation is to buy a "cheap" cell phone service and use Google Voice's free service to have all calls sent to the voice number. Estimate we would pay \$60.00/month for service plus the cost of a phone. We could then provide the phone or forward the number to the new maintenance company.

Someone said the other day they called the number, you know the realtor at eMerge. They took all the information but nothing happened. We can get 1,000 new custom 2x3.5 magnets for \$120.00 and have no ads.

We might want to look into the  HOA Management Company Expectations . As a note, the Condominium Manager manages the operations of The Fairways at the direction of the Board of Directors. They may, as a service, provide Maintenance Manager services and would probably have much broader reach and arrangements.  Things You Need To Know About HOA Management Companies

Jim did find from Searches the following:

- Cody New's 24 Hour Handyman Services. Address: 16 Clarence Ct, Mt Vernon, OH 43050 Hours: Open 24 hours Phone: (330) 231-4138
- [Handyman Services in Mount Vernon, Gambier, Howard Ohio](#)
- [Fix-It Phil Handyman Service](#)
- [Call The Guy Construction and Tree Service](#)
- Affordable Handy Dan's Handyman/Handyperson +1740-627-0980 Doug contacted

- Doug contacted Modern Builders about the Handyman work to be done and they agrees to keep the same monthly pricing in place for them to be on call, plus \$35/hour for handyman services. No firm decision was made tonight.

## Discussions on Regulatory Compliance

We have had several discussions on

[Discussions on Regulatory Compliance on The Fairways](#)

[2023-No 6 Kaman Report.pdf](#) - Corporate Transparency Act: Board Member Registration and Impact on Community Associations- this report was discussed and a recommendation made to contact our state representatives about how it affects Condo organizations.

Regulatory compliance was discussed and the preference was for these items to be voted on in conjunction with annual meeting along with the Amendments.

## New Business

**Welcome Person**-Doug to ask Julie about working as a Welcome person to greet new homeowners and answer questions.

## Vacate Board Member Seat -accepted resignation

[2023-11-23-letter to board-clyde kaufam-resignation.pdf](#)

## Amendment Discussion

- Any other input?
- [Process for Insurance Deductible and Electronic Voting and Meeting Amendments](#)
  - [Step 2 B](#)
  - [Step 3](#) - The Board of Directors vote on amendment language
  - [Step 4 B](#) - We need the Date of the Special Meeting or ???

[wjaleonard@outlook.com](mailto:wjaleonard@outlook.com) wants to speak about it.

[Ammendment Checklist](#)

[H06 Coverage Breakdown](#) - Any thoughts or additions?

## Adjournment

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:20 pm

No Board meeting in January 2024