

FAIRWAYS CONDOMINIUM UNIT OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 18, 2020

Board members present: Doug Leonard, Jim Willeke, Patsy Hommon, Susan Delozier. Kathy Noblet was absent.

There were no guests present.

There were no contractors present.

- I. Having established a quorum, the meeting was called to order at 6:30 by president Doug Leonard.
- II. The minutes of the December 17 meeting were approved. Susan made the motion; seconded by Doug.
- III. Due to the absence of Thom Collier, there was no maintenance report. This report should come later in the week via email.
- IV. The financial documents were accepted. Motion made by Susan; seconded by Patsy. Doug will have McDaniel CPA look into a possible error in the A/R Aging Summary.
- V. Old Business
  - A. Jim presented a bid from M-B Paving of Utica for the sealing of our roadways. The cost is around \$14,210. The board gave him permission to go forward on this project. Motion made by Jim and seconded by Patsy.
  - B. Jim presented several bids for our reserve study. The board thanked him for all the time and effort he has spent gathering this information. From information gathered so far, New Course, Association Reserves, Community Advisors, and J Hershy Building Consultants are being considered. Jim will do more research before making a final recommendation.
  - C. The Fire Safety project continues. The Red Cross conducts these visits once a month. Residents are asked to contact Suzy Davidson at the Red Cross for more information and to schedule a visit.
  - D. Financial Reports
    1. Jim has put together spreadsheets and graphs that show the Fairways Year-over-Year Budgets. Links to this information can be

found on the website. Fairways documents are now available for the public to view.

2. Doug and Jim will start work on next year's budget to be presented at the annual meeting.
3. A special meeting for board members will be scheduled with the McDaniel CPA to review financial documents..

VI. New Business

A. Things coming up

1. Treatment of crabapple trees early this spring
2. Enforcement discussion was tabled as was the lift station.
3. Susan presented information on replacement of street signs. She has been working with Signarama of Gahanna. Susan will continue to put together a proposal.

B. Plans for the annual meeting need to be started.

C. Board is considering a front door upgrade service to be offered through Collier Property Management.

D. Since the board has made the annual meeting more of a formal business meeting, it has been suggested that "Town Hall" like meetings be held periodically so residents can discuss concerns they may have.

VII. Meeting was adjourned at 7:30. Next meeting is March 17 at the Clubhouse at 6:30.