

Reserve at the Fairways Condominium Association

Board Meeting Minutes

May 11, 2022

CALL TO ORDER: 6:30 PM

ROLL CALL:

- Board Members: Marvin Pflaumer, John Moore, Nancy Behr , Joe Fiori, Walt Hoy (Quorum is verified)
- Additional Residents:
  - In-Person: Jim Bartrum, Barry Payne
  - Dial-In: Sue Bartrum, Jeff Trangenstein, Jenny Threm
- Apple Property Management (APM): Mike Rotramel & Gwyn Rotramel

APPROVAL OF MINUTES: John made motion to waive reading of February 2022 minutes; seconded by Walt, and carried unanimously. Minutes are approved as written and distributed via email and posted on bulletin board in Clubhouse.

REPORTS FROM OFFICERS:

- PRESIDENT:
  - Ratification of Board Actions Since Last Board Meeting:
    - Loan from Reserves to Operations: Approval of \$3K loan to meet operations shortfalls as we transition to professional management. John made motion, Nancy seconded, carried unanimously.
    - Association Historian: Position was established with Sue Bartrum as first to fill the role. John made motion, Nancy seconded, carried unanimously.
    - Kaman and Cusimano Opinion on Dissolution of Master Association: Complexities warranted a legal opinion as to how we should “motivate” the previous developer (Trebein) to actively participate in dissolution. John made motion, Nancy seconded, carried unanimously.
  - Revised Community Rules: Advance copy provided to Board members. John makes motion to accept the rules with exception of Section 4.5 (synchronizing with State Fire Code). Marvin seconded; carried unanimously. Since remaining effort with Section 4.5 was to make it compliant with Fire Code, Marvin suggested there was no need to further review compliance-driven changes. John amended motion to include entirety of revised Community Rules; seconded by Marvin and carried unanimously.
  - Pond Fountain Aerator and Chemicals: Pond water looks good due to combination of diffuser aerators installed last Fall & continued chemical treatments by Phil. Given plan was to purchase a fountain which it primarily for aesthetics, John asked if is worth a \$4K investment. Marvin made a motion

that we put this question before the owners at the Annual Assoc Mtg in Nov; John seconded and carried unanimously.

- Gate:
  - Cellular Capability: The least expensive voice/data plan costs \$44 per month (nearly double what we were originally quoted) with a \$1.5k for install. Given that we average less than 1 data transfer per month and estimate less than a dozen voice calls per month, John made a motion that the cellular upgrade be shelved for now and to revisit buying a new tablet instead.
  - Keypad/Button/Label Refresh: Legibility & functionality deteriorating. John made a motion to replace keypad, call-function buttons, & instruction label, capping cost for parts & labor at \$1K; seconded by Walt and carried unanimously.
- Update of Clubhouse Complex Security Camera System: Two schools of thought discussed; monitoring safe and proper use of \$1.5M+ in assets vs position that there is little to steal and system does little to deter undesirable actions. John has received quotes in \$5-5.5K range. John made a motion to update and expand our camera coverage, capping expenditures at \$6K; Nancy seconded. Motion carried 4-1 with Walt as the dissenting vote.
- Muskrat Removal: Gwyn will get quotes.
- Master Association Dissolution: Trebein's (original developer) representative no longer replying to us; more formal actions are needed. Got \$500 quote from Kaman and Cusimano to write a letter. John made a motion to accept quote, seconded by Walt, and unanimously carried.
- Locking Fitness Room: Fair Housing Act treats familial status as a protected class, severely restricting the use of minimum ages as a means of controlling access by children to potentially dangerous common elements (clubhouse complex that includes the pool and fitness room). Locks and parental control over keys to open those locks remain the best safety mechanism. John made a motion to have the fitness room handle modified to include a lock; seconded by Joe, and carried unanimously.
- Spectrum Revenue Sharing: Due to a recent FCC ruling prohibiting anti-competition strategies, Spectrum was forced to abandon its current monopolistic "revenue-sharing" marketing strategy for a new one; namely, bulk services. The end of revenue sharing resulted in a loss to the Association of \$650+ per quarter or approx. \$5/mo/unit. The buyer of the bulk services would be the Association with the nearly \$70/mo Year-1 costs (increasing by 6% annually) added to each owner's Condo Fee assessment. While the \$70/mo Condo Fee increase is offset in Spectrum bill savings for all current Spectrum customers (40 of 44 units), the Association's revenue-sharing loss is not recouped unless it adds even more to the newly-inflated Condo Fee

assessment. Since there is no “opt-out” cost reduction for non-participating HHs, owners that aren’t Spectrum customers would either need to become one to gain benefit or choose to pay the increased Condo Fee with no benefit. Most concerning to the Board was the uncertain impact on prospective buyers when they invariably ask what the Condo Fees are. Joe made a motion that we put this question before the owners at the Annual Assoc Mtg in Nov rather than make a decision to initiate costly Declaration amendment actions at this time; John seconded and it carried unanimously.

- Community-Wide Painting Project: Since clubhouse repairs are slowing bidding the project, we will not paint the clubhouse at this time.
- Pool: Opening Memorial Day – Labor Day 10am-10pm. The known leak is not presenting itself right now, so desired additional troubleshooting isn’t possible. Any repairs will be deferred until after the end of the pool season.
- Lawn Care: Turf chemical treatments have increased \$350 so far this year.
- Night Light Installation (at community entrance): All internal AES pre-scheduling approvals have been completed, but repeated calls to get on their schedule have failed. John will continue to follow-up.
- Power Washing: Pool fences will be completed by volunteers. Quotes for unit privacy fences being gathered.
- Drone Purchase: John suggested buying a drone for the purpose of periodically inspecting roofs & gutters. Gwyn brought up having a roofing company do the drone inspections. No action taken.
- MAINTENANCE DIRECTOR:
  - Replacement of Removed Trees: Marvin would like to look at replacing pine trees removed along western portion of Salon Cir. Will be considered for 2023 budget.
- VICE PRESIDENT:
  - Nothing to report.
- TREASURER:
  - Account balances (As of 04/30/22):
    - Operations:
      - Alliance Bank: \$ 22,977.49
      - PNC Checking: \$ 2,630.26
    - Reserves:
      - Alliance Bank: \$ 19,713.58
      - PNC Checking: \$181,906.85
      - HLSB CD (60-month): \$ 63,473.30
    - Total of All Accounts: \$290,701.48
- SECRETARY:
  - Nothing to report.

## COMMITTEE REPORTS

- CLUBHOUSE:
  - Fitness Room Equipment (Periodic Maintenance): Long-overlooked periodic maintenance & safety check of all equipment completed. Spare treadmill belts are no longer available. Elliptical and recumbent bike batteries to be replaced.
- LANDSCAPING: Efforts are underway for the relocation of boulders throughout community to pool area as decorative accents.
- POOL/ARCHITECTURE: Nothing to report.

## ADDITIONAL TOPICS DISCUSSED:

- Quarterly Newsletter: APM offers the publishing of a quarterly newsletter. Suggested content will be sent to APM.

## MOTION TO END MEETING:

- Motion to adjourn the meeting was made by John, seconded by Joe, and carried unanimously. Meeting was adjourned at 8:16 PM.

The next Board meeting is **TBD**.