



Reserve at the Fairways Condominium Association

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www.reserveatthefairways.com

Board Meeting Minutes

February 15, 2023

CALL TO ORDER: 6:30 PM

ROLL CALL:

- Board Members: Joe Fiori, Walt Hoy, Nancy Behr, Phil Pietrzak, Dave Dotson (Quorum is verified)
- Apple Property Management (APM): Mike Rotramel

RESIDENT OPEN FORUM QUESTIONS:

- One resident raised a question about security cameras for the clubhouse. The Board reported that they had originally received a quote for eight camera points but is now leaning in favor of fewer. The current thinking is that we only really need a camera on the front gate and perhaps one or two more on the outside of doors. Also, a license plate reader for vehicles coming in and out would be helpful. APM said they will send info on Flock Safety, a security company.
- One resident suggested the idea of filling in the pool and adding a pickleball court.

REPORTS FROM OFFICERS:

- PRESIDENT (Joe):
 - Purchasing of a new fountain was discussed. Walt will check into it. APM will have Aquatics Plus provide us with a quote.
 - Spectrum is going to set up new remotes in clubhouse. One has already been installed but two new TV remotes still to come.
- VICE PRESIDENT (Walt):
 - One of the chimney pipes in the clubhouse was installed backwards.
 - Inspection of fireplaces in units was discussed.
 - Sheriff Goslin has roofs under warranty until Fall 2023.
- TREASURER (Nancy):
 - Holdings in Alliance (APM-managed accounts): \$103,854.38
 - Value of Home Loan Savings Bank CD: \$65,282.12
 - Holdings in PNC: \$188,993.17.
- SECRETARY (Dave):

- Nothing to report.
- MEMBER AT-LARGE (Phil):
 - Pond is looking better (there had been an issue with runoff from the neighboring construction site).

COMMITTEE REPORTS:

- CLUBHOUSE:
 - The clubhouse will be closed Monday & Tuesday for carpet cleaning.
- LANDSCAPING:
 - The plan is to plant six trees by the pond in April.
- ARCHITECTURE:
 - A new architectural policies and procedures document was submitted to the Board. The document was co-authored by the current and prior presidents. One of the new stipulations is that APM is to oversee the initial review of any architectural project submissions. Walt requested more time to review the new document.

COMMUNITY MANAGER REPORT:

- Final quote is in for the painting project (three total quotes).
- Two quotes are in for sealcoating, patching and catch basin repairs.
- The Reserve Study quote has been received.
- Updated financials for Alliance (note that these figures do not include the Association's PNC accounts):
 - Operating: \$39,519.05
 - Reserves: \$64,335.33
 - Total: \$103,854.38

NEW BUSINESS:

- Phil raised a question about satellite dishes on roofs. Kaman and Cusimano (the Association's lawyers) said satellite dish can be installed in mulch beds. However, if the signal is bad, you have no choice but to put it on the roof. Joe asked board to review the information from K&C. All agreed to table for now.
- Question was raised on whether the outside patio door trim/frame is the HOA or the unit owner's responsibility to maintain. The discussion expanded to a general debate about what elements are and what elements are not HOA responsibility (front porches were included in this conversation).

MOTIONS MADE:

- **Motion to implement a deadline of Friday, February 17, 2023, for Board members to review and provide any feedback on the new architectural policies and procedures document**
 - Initiated by: Joe
 - Seconded by: Phil
 - Board vote tally: 5-0 in favor

- **Motion to table the discussion about who is responsible for maintaining certain elements just outside front and back doors of units**
 - Initiated by: Walt
 - Seconded by: Joe
 - Board vote tally: 5-0 in favor
- **Motion to remove all previous signing officers on the Association's PNC accounts, except Walt, and to add Joe and Nancy**
 - Initiated by: Joe
 - Seconded by: Phil
 - Board vote tally: 5-0 in favor
- **Motion to remove all previous signing officers on the Association's Home Loan Savings Bank account, except Walt, and to add Joe and Nancy**
 - Initiated by: Joe
 - Seconded by: Dave
 - Board vote tally: 5-0 in favor
- **Motion to table the discussion on satellite dish installation until further review**
 - Initiated by: Joe
 - Seconded by: Phil
 - Board vote tally: 5-0 in favor

MOTION TO END MEETING:

- Motion to adjourn the meeting was made by Phil, seconded by Joe, and carried unanimously.
- Meeting was adjourned at 7:43 PM.

The next Board meeting is **May 15, 2023**.