

Reserve at the Fairways Condominium Association

Board Meeting Minutes

May 15, 2023

CALL TO ORDER: 6:35 PM

ROLL CALL:

- Board Members: Joe Fiori, Walt Hoy, Nancy Behr, Dave Dotson, Phil Pietrzak (Quorum verified)
- Committee Members: Joe Rothstein, Sue Bartrum, Anne Hoy
- Apple Property Management: Mike Rotramel

RULES FOR MEETING:

- Two (2) minutes each for residents
- Three (3) minutes each for committee members and board members
- Residents' open forum will be fifteen (15) minutes

RESIDENTS' OPEN FORUM:

- Jim Bartrum raised the question of why we paid \$900 to have the chimneys repaired. It was explained that the \$900 was paid to Johnson Restoration for cleaning out the chimneys, removing old chimney caps, and installing new grated metal chimney caps. (One thing not mentioned was that they also fixed an incorrectly installed piece of piping.)
- Anne Hoy raised the issue that a portion of the creek behind her unit has begun to wash out (specifically speaking, the bank of the creek). Dave Dotson volunteered to address the issue with the city.
- Anne Hoy raised the issue that a table seems to have gone missing from the clubhouse. Joe Fiori volunteered to send out an email to the community about it.

COMMITTEE REPORTS:

- CLUBHOUSE (Anne Hoy):
 - A table is missing (see above).
 - Several successful events have taken place recently.
- LANDSCAPING (Joe Rothstein):
 - Nine (9) arbor vitae trees have been planted on the far side of the pond, along Brandt Pike, along with two additional flower bushes.
 - There is a plan to bury a hose on that side of the pond in order to feed a drip watering system for the new trees.
 - Credit was given to volunteers: Mark and Monica Mays, Laurie Rothstein, and Jim Bartrum.
- ARCHITECTURAL (Phil Pietrzak):
 - Nothing to report.

REPORT FROM PROPERTY MANAGER (Mike):

- Painting Project:

- Apple received an updated proposal from AB Contracting and forwarded it to the Board.
- An updated proposal from J. Van Houten is expected to arrive shortly.
- Pond:
 - A pond care company called Aquatics Plus informed Apple that according to state law, only a licensed and insured professional can apply chemicals (like copper sulfate) to the pond. Mike said he will look into this further.
 - Aquatics Plus also promised that they will provide one or more recommendations for a fountain model for the pond.

REPORTS FROM BOARD MEMBERS:

- Phil (Member At-Large):
 - Phil reiterated the need for more copper sulfate for the pond. An initial application has already been done this year. A second application is typically needed in the summer.
 - Phil raised the question of whether we have received quotes for sealing the driveways and roads. It was noted that the original quotes from both Oakley and Vandalia Blacktop did indeed include a line item for sealing the roads. The Board can consider later if they will pursue this action or not.
- Dave (Secretary):
 - The initial meeting with MI Reserve Associates went well last week. Now we wait 30 days for the first draft of the updated reserve study.
 - Dave asked Mike to help him compile a checklist of items to inspect around the community. The idea is for the Board to conduct regular (e.g., twice a year) inspections of common elements to see if anything has been damaged.
- Nancy (Treasurer):
 - Reserve account totals as of 4/30/2023:
 - **Wright Patt Credit Union: \$189,376.66**
 - Money Market Account: \$89,143.72
 - Certificate of Deposit (12 month): \$75,175.68
 - Certificate of Deposit (6 month): \$25,057.26
 - Total interest earned in April 2023: \$383.49
 - **Home Savings and Loan: \$65,282.12** (Certificate of Deposit)
 - **Alliance Association Bank: \$95,537.67**
 - Operating account total as of 4/30/2023: **\$21,219.30**
- Walt (Vice President):
 - White privacy fences have been repaired.
 - Drinking fountain near the exercise room is working again.

NOTE ON EMERGENCY INTERRUPTION OF MEETING:

- Around 7:20 PM, a resident entered the clubhouse and informed the Board that there was a water emergency in their unit. The meeting was put on hold at this time while a few Board members could go inspect the issue.
- Around 7:45 PM, the Board members returned to the clubhouse. However, by this time all non-Board members had left the clubhouse. Therefore, the decision was made to end the public portion of the meeting and proceed to the executive session.