

Reserve at the Fairways Condominium Association

Board Meeting Minutes

August 23, 2022

CALL TO ORDER: 6:30 PM

ROLL CALL:

- Board Members: Nancy Behr, Joe Fiori, Walt Hoy, John Moore, Phil Pietrzak (Quorum is verified)
- Committee Members: Anne Hoy (Clubhouse)
- Additional Residents:
 - In-Person: Jim & Sue Bartrum, Joe & Lourie Rothstein, Mark Mays
 - Dial-In: Jeff Trangenstein
- Apple Property Management (APM): Mike Rotramel

APPROVAL OF MINUTES: John made motion to waive reading of May 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 Quarterly Board Meeting:
 - Kaman and Cusimano Dissolution of Master Association Efforts: Decisions made in Jul & Aug to approve spending of funds to draft amendments and create documents to dissolve the Master Association. John made motion to ratify all decisions in July & August meetings. Walt seconded and carried unanimously
 - Master Association Amendment: Achieved 75% approval; moving forward.
 - Simms Development Title Issues: Working with Simms to assist in resolving lack of clear title issues between the Master Association and Trebein (original developer).
 - 6950 Salon Circle: The post-treatment report promised by Pro Zone at 6 weeks after treatment not received. Jeff Trangenstein says the traps have been checked. Mike Rotramel needs to follow-up with Pro Zone.
 - Pool: Swim Safe was out today to discuss leak. Pool is losing 700-900 gallons of water per day. SwimSafe believes it is due to crack in pool main drain, but leak detection efforts were inconclusive. Pool surfaces typically last 10-12 years; our pool is 17 years old. Ballpark quote to resurface in addition to main drain repair is \$35,000.00. Matter tabled until a written quote is received.
 - 6990 Salon Circle: Driveway repair needed due to damage from prior owner. Sealing driveway suggested by Phil Pietrzak.

- Weeds: General weed control is not adequately addressing weed problems, indicating that the problematic weeds are not eliminated with conventional treatment. Need Berry's to analyze & offer treatment options.
- Community Website: Website has been overhauled by Joe Fiori. Governing documents & Community Rules have already been uploaded. Forms and other useful information will be added over time.
- MAINTENANCE DIRECTOR:
 - Fixed the freezing problem in the fridge.
 - Added lightning defense grounding on several unit building gas systems to date. Five still to be grounded. Each building has a unique configuration, so a single approach to all buildings isn't possible, slowing progress. Effort should be completed this summer.
 - Walt and Jim fixed two clubhouse exit doors with panic bars, postponing or potentially eliminating the need for replacement of the door system for the door that opens to the pool from the hallway at the \$7,500 cost.
 - Jim also caulked the cabana screens.
- VICE PRESIDENT:
 - Nothing to report.
- TREASURER:
 - Account balances (As of 7/31/22):
 - Operations:
 - Alliance Bank: \$ 20,971.45
 - PNC Checking: \$ 3,440.69
 - Reserves:
 - Alliance Bank: \$ 34,503.87
 - PNC Checking: \$181,906.85
 - HLSB CD (60-month): \$ 63,473.30
 - Total of All Accounts: \$304,296.16
- SECRETARY:
 - Nothing to report.

COMMITTEE REPORTS

- CLUBHOUSE:
 - On the lookout for a new cleaning company for clubhouse.
 - Clubhouse doors have been found unlocked. Email will be sent to remind residents to lock doors when leaving.
- LANDSCAPING:
 - Selling extra PVC pipes on Facebook Marketplace.
 - Moving boulders this coming Saturday.
 - Planting three more trees in the fall if the budget allows.

- Phil Pietrzak is spraying weeds around the pond and would like to replace benches that were around pond.
- ARCHITECTURE: Several reports received.

ADDITIONAL TOPICS DISCUSSED:

- Pool: Fiber optic lines for lighting need to be removed.
- Simms cannot purchase property until Master Association is dissolved.

MOTION TO END MEETING:

- Motion to adjourn the meeting was made by Phil, seconded by Joe, and carried unanimously. Meeting was adjourned at 7:30 PM.

The next Board meeting is **TBD**.