

Reserve at the Fairways Condominium Association

Board Meeting Minutes

February 8, 2022

CALL TO ORDER: 6:30 PM

ROLL CALL:

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

APPROVAL OF MINUTES: John made motion to waive reading of December, 2021 minutes; seconded by Marvin, and carried unanimously. Minutes are approved as written and distributed via email and posted on bulletin board in Clubhouse.

REPORTS FROM OFFICERS:

- PRESIDENT:
 - Parcels: The parcel that includes the driveway & gate is still in the name of the original developer (Trebein). The land under and around each unit is common area. There is no evidence of a deed being recorded showing the transfer of the parcels to the Reserves of Fairways. John has had communication with the developer's statutory agent to get this resolved.
 - Dissolution of the Master Association: John continues to address the dissolution of the master with the statutory agent of the developer. This is a work in progress.
 - Construction on Adjacent Undeveloped Land: Charles Simms Development (CSD) is purchasing the undeveloped land N of Monto Carlo Way & western end of Salon Cir as well as W of Lyon St. There is nothing in our governing documents that obligates the developer to establish a sister association. When asked, CSD did not express any interest in changing that, leaving our community with no clear means of sharing the costs of operating our underutilized amenities. The new development will have few amenities and, thus, lower monthly fees. They will not have access to any of the amenities or roads within the Reserves. Roughly 80 units will be built. CSD has promised to deed our community the northern half of the western portion of Salon Cir they own and are considering deeding some additional land for extra parking. On March 15th, a Planning Committee meeting will be held at the Huber Heights

City Hall. Everyone in the community will also receive a notification of this meeting from the city.

- Review of 2020 Financials: John is working on this with the CPA.
- Light Installation: AES has made no progress in installing the requested light at the south side of the exit lane to Brandt Pike. John will continue to follow-up.
- Gate Upgrade: The call function isn't working on the gate. Pay to troubleshoot phone system or look into installing a cellular system? We will await the quote for the cellular service.
- Reimbursement Process: John is finalizing a process for Board members to submit receipts to APM for reimbursement.
- Rules Review Committee: Seeking volunteers to help John establish a new guideline booklet. Joe Fiori will also help this committee.
- Pool Umbrellas: New sturdy umbrellas, similar to the ones used with the wrought-iron tables, need to be purchased for the upcoming season.
- Pond Fountain: APM will purchase a new fountain for the Association. This may be tabled until the surface drainage is resolved with the new developer.
- Painting Projects: Quote is needed for the painting of trim boards below all eaves, inside and outside corners of each unit, & street sign posts. The gates, associated mechanical boxes, and drainage grates near gates also need to be painted. Bottoms of outside corner trim may also need to be replaced due to mower damage & rot. APM will seek proposals in March/early April.
- MAINTENANCE DIRECTOR:
 - Big thank you for all the efforts by the volunteers that helped clean driveways from the recent snow event.
 - We have long-resisted budgeting for the costly (due to its labor intensiveness) driveway and sidewalk snow removal each season, especially in this time of exploding labor costs. Nevertheless, with a dwindling volunteer labor force, we will likely be including it in the 2023 budget.
 - Joe researched surveying companies.
- VICE PRESIDENT:
 - Nothing to report.
- TREASURER:
 - Account balances (As of 01/31/22):
 - Operations:
 - PNC Checking: \$ 4,057.27
 - Alliance Bank: \$ 30,209.41
 - Reserves:
 - PNC Checking: \$181,906.85
 - HLSB CD (60-month): \$ 63,473.30
 - Total of All Accounts: \$279,646.83

- SECRETARY:
 - Nothing to report.

COMMITTEE REPORTS

- POOL/CLUBHOUSE/ARCHITECTURE:
 - Bad leak in the pool. We're hopeful this will be rectified in the springtime.
- LANDSCAPING:
 - Nothing to report.

ADDITIONAL TOPICS DISCUSSED:

- Coupon Book Errors: APM apologized again for the coupon booklets with the wrong account numbers. All have been rectified.
- Fitness Room Equipment (Periodic Maintenance): A suggestion was made that an inspection and preventive maintenance be performed on treadmill/elliptical equipment. Gwyn will get a price and share with the Board.
- Pond Aerator (Periodic Maintenance): A suggestion was made that the aerator be checked ASAP and included on a regular periodic maintenance schedule. John will look for the aerator catalog.
- Clubhouse Owner Entrance Door: Address the door in the clubhouse/trim is falling off. Possible door closure?
- Privacy Fence Repairs: Walt & Jim will install the fences they have been able to repair. APM will attempt to identify a source for spare parts and fence repairs.

MOTION TO END MEETING:

- Motion to adjourn the meeting was made by John, seconded by Walt, and carried unanimously. Meeting was adjourned at 8:00 PM.

The next Board meeting is **TBD**.