

Reserve at the Fairway Board Meeting Minutes
April 14, 2024

Attendees: Carol and Chris Herman, Walt and Ann Hoy, Mark Mays, Joe Rothstein, Patrick and Jennifer Kinnee,

Guest: Jeff Roberts, State Farm Agent

Jeff Roberts reviewed the HOA insurance policy

Notable points:

- The entire insurance policy is for \$13.6 million . In 2019-2020 we were insured for \$11.8 million, which shows we have appreciated by 2 million since then.
- Individual Units are covered for approximately \$293,000 per unit.
- The clubhouse is covered for \$1,078,400
- Protocol is to go through Apple Management for claims
- Flood (ground water) is covered but back up is on the unit owner's policy not the association's
- It is important that each unit call their personal insurance carrier and have the condo addendum added to their policy to insure they have the \$15,000 deductible covered. (Patrick Kinnee reported it is less than \$5.00 a month to add the condo addendum)

Meeting called to order at 7:25 after Jeff Roberts' exit

Approval of February Association meeting minutes

- Copies of minutes were distributed
- Motion made to approve the minutes by Joe Rothstein
- Unanimously carried

President Joe Rothstein report

- We received the final deed signed from Simms
- The driveway spill has been remediated
- Joe Rothstein proposes that we consider dryer vent cleaning. He got a quote from Dry Vent Wizard for \$2100 which equals approximately \$50.00 per unit. After getting reports of several units that have clogs and taking in consideration that this cleaning has never been done before, the board unanimously approved Dryer Vent Wizard to ensure proper maintenance.
- There are two websites for Reserve at the Fairway
 - reserveatthefairways.com and cincwebaxis (apple)
 - The board discussed whether to eliminate reserveatthefairways.com and decided to keep this website for the low cost of \$29.00/year
- We are still getting quotes for pond fountains and the first came in around \$6500
- Reevaluation of community rules needs to be ongoing. Currently there is nothing pertaining to noise control. It is the board's role to make rules and regulations. The board agrees verbiage pertaining to noise control might need to be added to the community rules.

TEAM REPORTS:

FINANCE:

- Carol Herman discussed her efforts with Apple Management and all their numbers add up with her calculations.
- Carol is watching CD's and moving money to better interest rate CD's when they come due.
- New Signature cards were completed at Wright Patt Credit Union
- Income taxes were higher this year due to higher interest earned on our investments.
- We will pay \$1,500 more in property tax this year (total 2024 budget is \$10,200).

MAINTENANCE:

- Walt mentioned the leak in the roof of the clubhouse (on the TV room ceiling). Joe and Mark sealed it and are confident this will stop the leak.
- Walt requested fireproof cabinets for paperwork in the office (i.e. to keep the deeds)
- Mark Mays painted the gold lettering by the rock by the gate that says Reserve at the Fairways
- Gas in the snowblowers will be drained in the coming weeks
- One of two new electric fireplaces has been installed
- The pool season is upon us and powerspraying of the pool bottom has been done. So far the pool crack repairs seem to be holding up.
- If you need screens replaced, Walt Hoy will replace them if you are willing to buy the fabric material if needed.
- Patrick and Jennifer Kinnee are looking into buying an adapter to make the clubhouse receiver bluetooth.

SCHEDULED:

Clubhouse Nightly Inspection:

- May- Walt Hoy
- June- Carol Herman
- July- Patrick Kinnee
- Aug- Mark Mays

Spring Walk around Monday April 22 @ 1:00 pm

Next Board Meeting is May 20th and residents are invited to attend

ADJOURNMENT

Motion made to adjourn meeting at 8:02

AYES carried unanimously