

Fairways HOA
Annual Membership Meeting
January 24, 2022

The Annual Member Meeting of the Fairways Home Owners Association was held in the HOA Conference Room on January 24, 2022. Once Board President Jim Ingersoll and acting Secretary David McDonald established that quorum had been met and that proof of notice had been accomplished, President Ingersoll called the meeting to order at 10:00 AM.

The Pledge of Allegiance was given by all. Roll call of the Board was taken and Jim Ingersoll, Dave McDonald and Tom Braunscheidel were present and constituted the entirety of the Board. In addition, 31 homes were represented either by proxy or in person at the meeting.

The minutes of the January 18, 2021, Annual Meeting were approved as presented.

President Ingersoll reported on events of the past year. It was a fairly quiet year. He touched upon the scheduled roof cleaning for this coming year. He advised that the Presidents of the Fairways, the Meadows and Solana had met with the HOA Board President and with the HOA Manager to voice the concerns of the Neighborhood Associations with the wording contained in the newly restated governing documents as presented by the HOA in their draft form. They were successful in having much of the wording pertaining to Neighborhood Associations removed or re-edited which better serves our community associations. President Ingersoll discussed the maturing of the yards within our community and stressed that the mulch beds were expanding and needed to be resodded to cut down the size of the bed and thereby reduce the amount of mulch needed for each home. He went on to discuss the need for volunteers for the Board. We have shrunk to just three members and the workload needs to be spread over more bodies. Failure to maintain and increase the Board may result in having to hire a management company to run the affairs of the Fairways. This could be expensive and that cost would have to be passed on to all residents.

Treasurer Braunscheidel presented the year ending financial report. We ended the 2020/2021 fiscal year with a carry over of \$430.00 better than plan. The operating account is at \$22,159.00 and the capital account is at \$174,623.00. Resident accounts are all in good shape with no delinquencies. Tom advised that we have held our Fairways assessment steady for five years but due to inflation and costs associated with inflation it is likely that the assessment will increase with the next budget. There are several factors which will be taken into consideration by the Finance Committee when forecasting the 2022-23 budget.

V/President McDonald presented the Building & Grounds report. The Building report noted that our homes were painted in 2017 so with a 10 year warranty on the paint that issue will not be addressed for several years. In 2021 the Board decided to not wash the roofs at tha time

due to the expected dust and dirt from the golf course reconstruction. They will be washed this year and the bid will be finalized with Mold Manglers at a cost of \$220.00 per roof. As of this time there will be only 57 roofs to be washed as 18 homes have been re-roofed at this time. The work will be scheduled to be done early in the rainy season. The Grounds report noted that our contract with Pinnacle Landscaping was due to expire at the end of February but in August the Board agreed to a three year contract extension with Pinnacle. The annual mulching was done by Pinnacle during the last week of November and into the first week of December. We exceeded both the amount of mulch and the budgeted cost this year due to increased plant bed sizes and rising costs of the supplier. The ongoing inflation of all costs associated with our landscaping has become a problem and a meeting with Pinnacle Landscaping is scheduled to be held on February 2, 2022 to attempt to resolve cost and quality issues. During this time the Building & Grounds Committee has been working on possible solutions to this problem also. The committee consisting of Tony McGarry, Bob Nudo, Nancy Piscioneri and Steve Spitzer, have been interviewing other grounds maintenance companies for bids. Those bids and negotiations with Pinnacle will be pursued in an attempt to resolve cost issues and improve the quality of service. Director McDonald repeated the need for volunteers to serve on the Board and on the Committees.

Resident Comments were plentiful and probing. Most of the discussion was concerning the landscaping issues as this was the area of most concern to all residents. There was good debate on cost vs. quality as was expected. It was understood that the cost would rise regardless of the final decision regarding vendor quality improvement or vendor change. The involvement of the residents in attendance led to four of them volunteering for the Board and one volunteering for the Building & Grounds Committee. Volunteering for seats on the Board were, Ron Barrett, David Brendsel, Denise Fell and Steve Spitzer. Mike Fell volunteered to serve on the Building & Grounds Committee.

The Annual Membership Meeting was adjourned at 11:30 AM.

Respectfully submitted,

David McDonald

David McDonald, temporary secretary