

**Fairways HOA**  
**Board of Directors Meeting**  
**October 25, 2021**

The regular meeting of the Fairways Home Owners Association was called to order in the HOA Conference Room on October 25, 2021 at 10:00AM. President Jim Ingersoll presided and he along with Directors Tom Braunscheidel and Dave McDonald comprised the board. There were no residents or visitors in attendance.

**The minutes** of the April 19, 2021 Board meeting were approved as amended by Director McDonald. The minutes of Special Meeting of 08-02-21 were approved as presented. The minutes of the Executive Board meeting of 10-02-21 were approved as presented.

**President Ingersoll's report** dealt with concerns over landscaping issues. The contract with Pinnacle Landscaping Service was extended on 8/2/2021 for three more years beginning 3/1/2022. The extension calls for a 2% increase each of those 3 years. There has been dissatisfaction by some residents due to increase of weeds in their plant beds. These concerns were brought to Toby St. Pierre, President of Pinnacle's, attention and various aspects of those concerns were discussed. President Ingersoll reported that the 2022 Budget had been approved with no increase in cost for that fiscal year. He further stated that Director and Secretary Nancy Gruezke had tendered her resignation from the board in an email dated 9/24/21. He thanked her for her service to the board.

**The Treasurer's report** was given by Director Braunscheidel. He presented fiscal year 2021 final figures and noted that the Capital Long Term growth amounted to \$12,270.56 and that the carryover from 2021 to 2022 fiscal year will amount to \$4,730.00. He stated that the 2022 budgeted amount for Roof Washing was down due to the fact that we have new roofs on some of the homes and they will not need to be washed during this years cycle.

**Old Business:**

**Finance:** None

**Building:** Director McDonald reported that 16 homes have had new roofs installed.

**Grounds:** Director McDonald reported that the Pinnacle contract had been extended for 3 additional years by Motion 2021-04 with a majority approval.

**New Business:**

**Building:** Director McDonald reported that the committee was attempting to bids for roof cleaning to be done in calendar year 2022. He thanked committee member Steve Spitzer for his assistance in contacting vendors for bids. At this time we have 2 bids, Potter's Pressure

Washing bid \$350.00 per roof and Mold Manglers bid \$225.00 per roof. President Ingersoll advised Director McDonald to email the owners of the 16 new roofs and see if they wish to be included or excluded from washing their new roofs. It is the consensus of the Board, based upon input from professionals in the industry, that it would be unwise to wash new roofs in this cycle. They should not require cleaning until the next scheduled roof washing cycle.

**Grounds:** Director McDonald reported that Pinnacle Landscaping Service would be applying mulch to the plant beds of the community in conjunction with his scheduled November service beginning 11/10/21. He also reported that a January 2022 meeting with Pinnacle had been requested by Toby St. Pierre, the owner, and this had been granted with a date to be determined. He also reported that Pinnacle had advised him of Ganderma disease in two palms in the Fairways. This disease is untreatable and fatal to the infected tree. The property owners of these two palms were notified.

**General Discussion:**

In preparation for the Annual Membership meeting, the residents need to be informed of the increasing costs associated with managing the Fairways Community. Grounds maintenance is the major factor impacting costs. The fact that we are down to three board members and these three board members have served from six to sixteen years was also discussed. This cannot continue. We need volunteers to fill board positions and those voluntary positions should rotate throughout the community in a timely manner. It is mandatory that the Fairways maintain a Board of Directors. Should we end up hiring a Management Company to oversee the Fairways we would still be required to maintain a volunteer board. This requirement is mandated by law.

The next meeting which is the Annual Membership meeting, the Organizational meeting and the Board meeting will be held on January 17, 2022 at 10:00AM.

The meeting was adjourned at 11:15AM

Respectfully submitted,

Dave McDonald, temporary secretary