

**Fairway Springs
Homeowner's Association, Inc.
BOD Meeting Minutes
May 5, 2021
6:30 PM**

Call to Order:

Meeting was called to order by President Dave Maronpot at 6:31 PM.

Roll Call/Quorum:

Dave Maronpot, Nicole Ventura, Kevin Orvis, Ryan Mitroka, Mike Elliott, Ralph Anderson, Rob Tirello and Jen Casper were present and Jeanette Jones was absent. Valerie Conner was present representing Sentry Management.

A Quorum was established and meeting was duly noticed.

Minutes: March 10, 2021 Organizational meeting minutes. Dave made a **Motion** to waive the reading of the meeting minutes and approve as presented, 2nd by Nicole, all in favor by voice vote and carried.

Report of Officers/Committees:

President Report – None.

Treasurer Report – Valerie gave a brief report from the Preliminary April financial.

Grounds – Rob gave a brief report about the landscaping and irrigation. He discussed that the we are getting Bahia grass by entrance and landscape bids for clubhouse and middle island by entrance.

Violations – Ryan discussed that we are working on violations weeds and roofs.

Clubhouse – Jen reported that the tops of the tables are rusted. Dan said that he would take care of it. She has been very busy with the rentals and pool fobs.

ARCs – Ralph reported about the issues with the solar panels and requested that we reach out to the attorney for clarification on this item. Management will contact the attorney and set something up with Ralph and Mgt. to get an opinion. He is working on info to put out to the board to review.

Manager's report – Valerie presented the board with her report as part of the board packet.

Old Business:

- White fences – Management presented the board with the opinion of the attorney in regards to the white fences. The attorney stated that we have “earth tone” fences in the docs and that means “colors with brown undertones” according to the attorney. We can amend the docs to make this change.

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- Digital signage at entrance – Dave spoke about it not being authorized yet. It would cost around \$8000 to install once approved.

New Business:

- Newsletter – Free to the community and the board would like to get it up and running by August. Rob will head this project and we will start with quarterly newsletters.
- Wording on the violation letters – Dave discussed that he is working on the wording still.
- ARC (letter/email blast info) – Ralph is working on a letter to be submitted to Management and the board.
- Paint colors – Ralph discussed that the ARC is working on getting some of the old colors removed that are no longer valid. Garage doors need to be white.
- Appointment to fining committee – Ralph made a **Motion** to appoint Dan Helphrey as an alternate to the fining committee, 2nd by Nicole. All in favor and carried. Management will confirm with Dan that he accepts the nomination.

Owner comments: Owners expressed concerns about storm water and sewer issues. Management will reach out to Charlie and get contact info and give it to Rob to contact the County to try and help these owners with the drainage issues. It was suggested that we sponsor scholarships for kids. It was discussed to have teenage kids do volunteer work in the community and get credits. We would need an adult to head this project. Management will put out an email blast.

Next meeting date: June 2, 2021 board workshop at 6:30 PM at Fairway Springs Clubhouse.

Adjournment:

With no other business to conduct, Dave made a **Motion** to adjourn, 2nd by Mike, all in favor by voice vote and meeting adjourned at 7:55 PM.

Respectfully submitted by,
Valerie Conner, LCAM

Date Approved: 7/7/2021