

**Fairway Springs
Homeowner's Association, Inc.
BOD Meeting Minutes
July 7, 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, Mike Elliott, Jeanette Jones, Ralph Anderson, Ryan Mitroka, Rob Tirello were present in person and Jen Casper was present via phone for the board. Valerie Conner was present representing Sentry Management.

A Quorum was established and meeting was duly noticed.

Minutes: May 5, 2021 BOD meeting minutes. Nicole made a **Motion** to waive the reading of the meeting minutes and approve as presented, 2nd by Jeanette, all in favor by voice vote and carried.

Report of Officers/Committees:

President Report – Dave spoke about the drainage area on Stephenson (Drainage ditch) that needs to be addressed and that we have a bid from AllJax for \$2,500. Dave made a Motion to accept the bid, 2nd by Nicole. All in favor by voice vote and carried. Management will let Charlie know that the bid was accepted and contact the vendor to get them set up and paid.

Treasurer Report – Mike gave a report about the storm water mitigation and that we are proposing to increase fees \$10 at the budget meeting for the annual assessment and possibly do a special assessment for the repairs needed. The board discussed the estimate that was submitted by AllJax Inc. for \$3,200 for the excavating. Dave made a **Motion** to approve the bids, 2nd by Mike. All in favor by voice vote and carried. Management will contact Charlie and vendor to get paid.

VP – Nicole spoke about the information that she gathered regarding speed bumps being added. The cost would be \$10,000 and \$3,000 for the speed test. We could save the \$3,000 if we can find a copy of the speed test that was done. The board discussed that maybe we could add a stop sign to slow traffic.

ARC (letter/email blast info) – Ralph is working on a letter to be submitted to Management and the board.

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

Old Business: None.

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New Business:

- Vote on proposal for Red Tree – Rob discussed the 2 bids, one for the clubhouse for \$1,200 and one for \$1,000 for Bahia SOD. Dave made a **Motion** to accept the bids for \$2,200 from Red Tree for landscaping, 2nd by Ralph. All in favor by voice vote and carried.
- New changes to ARC manual, garage doors and solar – Ralph discussed these items and that they were sent to the attorney for direction. Dave made a **Motion** to accept all 3 items, 2nd by Nicole. All in favor by voice vote and carried. 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.
- Welcoming committee (deed restrictions)- Jeanette discussed that we will have a gift basket for new owners. Board approved up to \$50 for each new owner's gift basket.
- Clubhouse assistance - The board agreed to change all the access for the pool for h/o to pool only. Ralph is working on getting bids for a new system and it will be between \$5,000-\$7,000. This was presented to the board to review. Linda Landheld agreed to assist with the clubhouse.
- Discussion on the storm water pipe situation – Mike discussed under the treasurer's report.
- Mailbox discussion – The board discussed that plastic mailboxes are being disputed. Ryan will work on writing up a policy going forward for the mailboxes.
- Budget discussion – This was discussed under the treasurer's report.
- Residents Policy Manual change (commercial vehicle) – Ryan spoke about the update for the resident policy manual. About car covers and commercial vehicles. The board took a vote on this. Nicole voted no and the rest voted yes to send to the attorney. Management will send to the attorney to review once received from the board.

Owner comments: Owners expressed concerns about storm water and drainage issues.

Board comments: The board discussed the Gmail account for Fairway Springs and that it needs to be monitored by one person which should be the Secretary. Jeanette agreed to monitor the email and send emails to the correct person. She can reach out to Sentry if she has any questions. The board discussed the water bills at the entrance. Management will check the invoices for discrepancies and let the board know. The board discussed the contracted services and that the need to be bided out to get better prices. The board directed management to get bids for pool, lawn, pest and cleaning contracts. Ralph suggested that Valerie be at all meetings which is possible at an additional cost if it goes over the 6 meetings a year per the contract.

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Next meeting date: August 4, 2021 Budget meeting at 6:30 PM at Fairway Springs Clubhouse.

Adjournment:

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

Respectfully submitted by,
Valerie Conner, LCAM

Date Approved: 8/4/2021