

**Fairway Springs
Homeowner's Association, Inc.
BOD Meeting Minutes
August 4, 2021
6:30 PM**

Call to Order:

Meeting was called to order by President Dave Maronpot at 6:34 PM.

Roll Call/Quorum:

Dave Maronpot, Nicole Ventura, Mike Elliott, Jeanette Jones, Ralph Anderson, Rob Tirello, Jen Casper were present in person and Ryan Mitroka was present via phone for the board. Valerie Conner was present representing Sentry Management.

A Quorum was established and meeting was duly noticed.

Before we went into agenda items, Dave Maronpot gave his resignation effective immediately and felt that he didn't have the support that he needed but he wishes the community the best.

Minutes: July 7, 2021 & July 26, 2021 BOD meeting minutes. Ralph 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 – Ralph discussed that they are looking at the drainage issues and that includes the parking lot. Will contact both Griffin and GDC to get bids.

Treasurer Report – Mike gave a report about the budget and keeping the fees affordable for everyone. He explained that we are working on improvements for the community and asked that everyone get involved and be respectful to each other.

VP – Nicole spoke about the pot hole at the entrance and that she reported it to the County and will keep on it until it is done.

Violations – Ryan reported about the violations being plants & trees for August. Ryan drives the community 2 times to enforce the street parking. He has been meeting with owners to work on getting compliance.

Clubhouse – Jen reported about the pool & dirt being reported and that there is a shortage in supplies and chemical right now.

Grounds – Rob reported that he has a work order from RedTree but will discuss at a later date.

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

Old Business:

- Update on storm water pipe work (Hogan Drive) – Ralph did a presentation on all the bids that were submitted and explained what each one included and the costs involved. The board discussed all the bids and it was narrowed down to 2 bids, GDC and Griffin. Ralph wanted to take a vote on the 2 bids but include contingencies of: proper insurance; irrigation repairs; repair of second joint; moving spectrum box and restoration added to estimate. That being said Nicole made a **Motion** to accept the GDC estimate, 2nd by Ralph. 5 were in favor (Ryan, Jen & Mike) and 2 opposed (Rob & Jeanette). Motion carried 5-2.

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A second Motion was made by Ralph to award the bid to Griffin if the contract can't be filled for any reason, 2nd by Mike. All in favor and carried.

The work will start in 2-3 weeks. Ralph turned it over to Charlie who presented all the work that she has been doing with the County to get them to take responsibility for the other drainage areas.

- Update on Residents Policy Manual change (commercial vehicles) – Ralph discussed that we are still working on this and consulting with the attorney about the racks but that the car covers will not be allowed for commercial vehicles.

New Business:

- Reorganization of the board – Nicole Ventura nominated Ralph Anderson as President, 2nd by Jeanette Jones. Ralph accepted the nomination. All were in favor and Ralph Anderson was appointed to be President of the board.
- Changes to deeds (Amendments) – Ralph discussed the amendments that are being worked on. Privacy fences in tan and white are being considered. We are working with the attorney to update the docs but need more time to get this together.
- Access control system – Ralph discussed the system & card reader and that it needs to be updated. No good bids have come yet so we will continue to work on this.
- Time line for completion of ARC work (90 days) – Ralph discussed that some items are needing more than 90 days to complete the work due to back orders of materials and vendors to do the work. Jeanette made a **Motion** to waive the 90 days restriction for completion of work based on an individual basis, 2nd by Nicole. All in favor and carried.
- Discussion of contracts for the budget - The board discussed that they are working on getting bids/contracts for all the monthly services to make sure that they are getting the best price for the best service available. Tabled discussion until the next meeting to get more bids.

Owner comments: Owner expressed their input on the special assessment and what is needed if they decide to do that.

Board comments: The board discussed the threatening letter that came to the board and that we reached out to the attorney to address the issue and that this would not be tolerated.

Next meeting date: August 25, 2021 Budget meeting at 6:30 PM at Fairway Springs Clubhouse.

Adjournment:

With no other business to conduct, Ralph made a **Motion** to adjourn, 2nd by Nicole, all in favor by voice vote and meeting adjourned at 8:18 PM.

Respectfully submitted by,
Valerie Conner, LCAM

Date Approved: 8/25/2021