

Fairway Condominium Association
Annual Co-Owner Meeting Minutes

May 7, 2019

Call to Order:

Quorum:

Introduction Guest Speakers: George and Jeromy Lee Branch, George knows the complex well he was working with the Builder with the Master Planning. Branch is working with the Board on a comprehensive replacement plan to revive the Association grounds. Request stumps ground Nina S. and Ken L.

Review Minutes: 2018 Approved

Presidents Report: Ruth

Ruth welcomed new residents, shared that with the complex turning 30 the board could always need volunteers for committees and building representatives.

Current Committees:

Document Revision – Ruth

Finance – Rick

Maintenance and Beautification – John

Work Order Contact – Mike

Social Committee – Judy

The current board isn't really a hierarchy with seated positions. Ruth focuses on all items similar to a project manager.

Document revisions the Bylaws are being worked on from the 2005 version. They will be reviewed by the community prior to the Association Attorney's involvement.

Vice President: John thanked Ruth for the Association and all of her organizing.

The Community is showing its age. The Square lake Entrance project is being treated for its infestation with horsetail. Goal is to treat the area and fill with soil and plant 9-12 months.

The Pond and West side of the Community Beautification has plans with a rendering located in the clubhouse for viewing. John thanked Paul Barach for all of his hard work along with the efforts of Jan, Paul, Judy T, Judy Z and Mike Wagner.

The Rochester Road Entrance Pine tree and junipers need to be removed and the stone will need to be reset after cutting back the roots.

Beautification Committee will be walking the property tomorrow to take accounting of the bowling ball bushes, Barbary bushes and any and all dead shrubs for replacement.

Ornamental trees will be replaced a plan is being put in place with Branch. 5913 has a request for a dwarf tree in her front yard.

Power washing and gutter cleaning will take place after all helicopters have fallen. Units with algae will be power washed and the signs throughout the community are being repaired, replaced and painted.

Five more retaining walls have been approved and will be completed.

Terri D. mentioned her concerns about her trees and retaining wall infestation with carpenter ants.

Mike and John walked the complex with B's irrigation a lot of work will need to be done. The zones are inconsistent (17 heads vs. 2 heads in some areas). Paul B stated shutting off zones will cause Pine Trees to decline.

The Board is urging the Association to help reduce costs:

- Avoid driving on the grass ruining grass and crushing sprinkler heads
- If there are irrigation problems be specific when calling into Premier
- Be mindful of your dogs using the bowling ball bushes they are killing the shrubbery.

At the Clubhouse, Greenway will be planting magenta wave petunias, mulching the clubhouse and guard shack. There will be new Pool Rules Signs and the Flood lights are replaced to LED.

Co-Owner question is there a preferred railing contractor? Co-owner directed to the website.

Board Member – Mike Wagner has been on the board for a year, notes the complexity of what is involved and suggests long term vendor contracts. Reminder to Co-owners you need to fill

out a modification form for any changes to your unit. Mike is encouraging co-owners to join in community events even if only one. Please get involved.

Building reps are needed for buildings 5, 6, and 16.

Reminders sprinkler shutoff valves irrigation will need access. Also, lights do not change the bulbs call Premier Condominium Management and request a work order.

Treasurer – Rick

See reports (website)

Discussed the reduction in the water bills

Board Member - Judy Z

Spring Fling was successful and well attended. The next event will be a pool Party on a Sunday, Halloween Party and a Holiday party in December.

Reminders please get involved and donations are welcome for additional flowers for the Clubhouse.

Election Results:

Ruth – Re-elected

Rick – Re-elected

Judy – Re-elected

There were 2 write in's but they were not present to accept the nomination. There were 4 votes total.

Adjourned: