

# Draft

## Fairmont Park Homes Association Meeting Minutes – January 16, 2012

### 1. **Establish a quorum, Convene Meeting** President

A quorum was duly established and the meeting convened at 7:02 PM at the FUMC Conference Room. FPHA Board Members present were:

Dorothy Coker	Ed Matuszak	Lloyd Frazier	Tim Cowart
Rudy Garcia	JoAnn Pitzer	Tim Handy	Lois Rogerson

### 2. **Visitors wishing to address the board** (Limited to 5 minutes each unless previously scheduled)

There were no visitors present wishing to address the board this month

### 3. **Approval of the draft minutes of the previous meeting** President

The minutes of the November meeting were approved

### 4. **General Manager Reports:** General Manager

- a. Deed Restriction Correspondence
- b. Building Permits
- c. Managers Report
- d. Grounds Condition report

It was noted that some of the entrances were looking shabby with some plants looking tired (aging). The entrance committee will be urged to take action, and give direction once formulated.

The General Manager, Tim Cowart, presented the Board with a building permit for 10219 Belfast to build a storage shed in the back yard. This was approved by unanimous consent.

The Manager's Report was presented to the Board.

### 5. **Secretary-Treasurer's Report** Secretary-Treasurer

The December Treasurers Report was presented by the Secretary Treasurer

### 6. **Approval of the Treasurer's Report** President

The Treasurer's Report was approved by unanimous consent

### 7. **Committee Reports (if any)** President

The following Board Members were selected to serve on the following Committees:

- a. Finance-Investment Committee  
Lloyd Frazier, Tim Cowart, Ed Matuszak
- b. Budget Committee  
Lloyd Frazier, Lois Rogerson, Dorothy Coker, Ed Matuszak

- c. Entrance Committee  
JoAnn Pitzer, Jennifer Edwards-Kleck
  
- d. Architectural Committee  
Tim Cowart, Tom Handy, Ed Matuszak

Committee Meetings, if it is anticipated that a majority of Board Members will be present, will be posted on the website.

**8. Unfinished Business Reports**

President

The Board will now meet at the First United Methodist Church (FUMC) on Fairmont Parkway.

The Board made the decision not to mail out another newsletter till the end of the year due to cost of mailing and we now have a web-site for news updates etc.

**9. New Business**

Gather input from members on items for next month and entrance conditions.

10. **Adjourn Regular Meeting and recess to Executive Session** to discuss individual member deed restriction/maintenance guideline violations, law suits, fee collection , contract matters real estate matters and other legal matters of the FPHA, Inc. as permitted by state law. The executive session was convened at approximately 7:45 PM and ended at approximately 8:35 PM.

**11. Reconvene Meeting** – Summary of recommendations made in Executive Session

The Board unanimously approved sending five 209 letters and five ignored 209 (Deed Restriction Violation notices) to be turned over to our attorney. It was emphasized that communication with our General Manager is essential for members to avoid costly attorney action. The board voted unanimously to approve the above actions.

**12. Next Regular Meeting** – February 20, 2012, at 7:00 PM in the FUMC - Conference Room

**13. Vote to Adjourn or Suspend Meeting**

President

Board Member Rudy Garcia made a motion to adjourn the meeting, seconded by Board Member Tim Cowart. Motion carried. The meeting adjourned at approximately 8:40PM

DRAFT