

Fairway Patio Homes II HOA

2023 Annual Council Meeting Minutes

The meeting was called to order at 6:10 PM on January 26, 2023 via Zoom

Roll Call – Karin deBay sent a proxy for quorum purposes only. No other Proxies were presented

Present	Absent
Donna Buehring (A2 &A3)	Adam Kenner (A1)
Jim Buehring (A2)	Ryan Andrist (A4)
Joel Berenbrock (A3)	Jim & Patt McCluskey (B8)
Karin deBay (B5&B6) quorum	
Steve Taylor (B5&B6) quorum	
Dan Murray (B7)	

Minutes

The motion to approve the minutes from 7/21/22 and 9/15/22 as written was presented by Dan and 2nd by Jim B. The motion passed 3-0.

Treasury Report

The Treasury Reports for all HOA monies payable and receivable through 12/31/2022 was presented to all homeowners via email prior to the Annual Meeting.

The 2022 financial reports were presented for review to all homeowners via email prior to the Annual Meeting. One thing to point out is that projects and assessments can cross years. This happened with the siding assessment and project. The funds and expenses for the project will be seen in both 2022 and 2023. The motion to approve the Financial Reports and the Treasury Reports as written was presented by Dan and 2nd by Jim B. The motion passed 3-0.

Dues for B8 are past due for November, December and January. Donna will talk the new owner regarding the past due amounts.

Siding Special Assessment:

A motion was presented by Dan and 2nd by Jim B. for the HOA President to send a certified letter to the one unit that has yet to make a payment arrangement for the Special Assessment. The letter will give the homeowner 2 weeks to make suitable payment arrangements.

New Business

Election of Officers

All homeowners were notified via email that if they wished to run for an officer, the election would be held at the Annual Meeting. No one stepped up except the current officers. Therefore according to the Bylaws, all current officers will remain in office until the next election.

Landscaping / General Maintenance

The 2022 Directors' report was presented. Highlights are:

Fire extinguishers were recertified for another year

Fenn Pest and Patriot Pest worked to seal A4 to prevent bats

Finished the replacing of the roof, gutters and downspouts on both buildings

Started the re-siding and fascia replacement project on both buildings. Many issues were uncovered on the A Building: studs were 4 to 6 feet apart, no insulation in some areas, vents nailed to siding with no structure support to name a few. Building A passed inspection with the comment "exceeding code".

Landscaping duties are minimal in the winter months. Therefore the landscaper will be paid from April thru Sept at \$150 per month. Extra duties will be \$10 per hour.

Homeowner Insurance

A1, A4, and B8 need to provide a current insurance Dec page. A letter needs to be drafted and sent via mail and email as necessary.

2023 Budget

The proposed 2023 Budget was presented. Trash pickup has increased.

The motion to approve the Proposed 2023 Budget was presented by Dan and 2nd by Jim B.

The motion passed 3-0.

Presentation of Board of Directors Goals for 2023

Highlights are:

Clean shed of rat poop

Paint APS boxes in back of the property

Installing edging would keep rocks from ending up in the driveway.

Drywall repair is needed in carport areas

Fire extinguishers are good for 5 years; they will need to be replaced in November

Transfer Fees

Several units have sold in the last couple of years. Our HOA has not collected transfer fees in the past even though the PCCPOA does collect \$400 whenever there is a transfer of ownership. The fees cover updating the files and providing information to the Mortgage Company and Title Company.

A motion was presented by Jim B. and 2nd by Joel to collect \$300 from the title company whenever a unit is sold. Motion passed 3 – 0

Meeting Date Change

There was a discussion on changing the meeting date earlier in every other month. This makes the treasury reports more relevant since they are usually through the end of the prior month.

A motion was presented by Dan and 2nd by Jim B. to move the date of the HOA bi-monthly meetings to the 2nd Thursday. Motion passed 3-0.

Future Business

Possible covering the driveways and carports surfaces to help preserve them from further damage

The meeting Adjourned at 7:10 PM.

Remember that it is the responsibility and requirement of the members of the Council (Owners & Co-Owners) to attend all meetings when possible.

THE NEXT COUNCIL MEETING IS SCHEDULED FOR THURSDAY, MARCH 9, 2023 AT 6:00 P.M. VIA ZOOM.

FPH website for meeting minutes and other HOA information is accessible at <http://fairwaypatiohomesii.wordpress.com>

To join the Zoom meeting for future meetings please use the following information:

Join Zoom Meeting <https://us02web.zoom.us/j/87028353508?pwd=WFR0ckVsUGNtbUh1eUN6cktaMitndz09>

Meeting ID: 870 2835 3508 Passcode: 340695