

# Fairway Patio Homes II HOA

## July 13, 2023 Bi-Monthly Council Meeting Minutes

The meeting was called to order at 6:10 PM on July 13, 2023 via Zoom

*No Proxies were presented.*

---

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

### *Minutes*

---

The motion to approve the minutes from March 9, 2023 Annual Meeting as written was presented by Dan and 2<sup>nd</sup> by Jim B. The motion passed 3-0.

### *Treasury Report*

---

The Treasury Reports for all HOA monies payable and receivable through May 31, 2023 and July 11, 2023 were presented to all homeowners via email prior to the meeting.

The motion to approve the Treasury Reports as written was presented by Dan and 2<sup>nd</sup> by Jim B. The motion passed 3 – 0.

Monthly dues are current.

A1 assessment is now paid in full.

### *Old Business*

---

The weeds are back. Spraying/pulling weeds, mowing areas is a constant battle. Jim/Donna and Carla (B6 tenant) are working together to tackle the weeds. The main project is along the back driveway where the current rocks are being removed; weeds pulled or dug out; pre-emergence sprayed; weed fabric laid; rocks placed back on top. This project should stop the growth of weeds in the future. When the project is done the HOA will need to purchase more landscape rock.

Rat traps are being set to keep rats population under control.

The HOA Secretary still needs insurance Dec pages for A1, A4 and B8.

Siding Update: Mark Weldon corrected the condensation air conditioner lines. Mark will begin painting both buildings by the end of July.

The HOA now has a website. [www.fairwaypatiohomesii.com](http://www.fairwaypatiohomesii.com) Check the site for recorded documents and pictures of maintenance/repair projects.

## New Business

---

A-1 has sold. Donna has spoken to the new owner on the phone. Meagan wants to be an active part of the HOA.

In January there was an approval for a \$300 transfer fee in all future unit sales. Donna has spent numerous hours between calls and information requests. A motion was presented by Donna and 2<sup>nd</sup> by Dan to raise the transfer fee to \$500. The PCCPOA charges \$400 for minimal amount of work. This transfer fee would apply to all sales after the A1 sale closing on July 26<sup>th</sup>. It would not include private deed transfers that are not part of a sale. The motion passed 3 – 0.

The HOA obtained a quote from The Rubber Stone Co. for placing a rubber covering on the back and side driveways. It was \$76,000. This is way out of our budget. It was decided that the HOA should get more quotes on just a covering on the driveways and carports to help prevent further damage.

The HOA needs to get a quote to take care of trimming the trees and bushes on the property.

The HOA needs to contact the city to get the ditches cleaned out again. The city did this a few years back free of charge.

HOA Liability insurance has been paid in full for the next year.

New HOA insurance policy additions were presented as suggested by the HOA insurance agent.

1 – Crime coverage – it was determined that this extra coverage is not yet necessary. The premium would be \$199 per year and had a \$1,000 deductible for \$25,000 coverage.

2 – Workers' Compensation. The HOA does not have employees. When hiring contractors the HOA makes sure the company has their own coverage OR signs a waiver. Therefore, it was determined that workers' compensation insurance is not necessary at this time. The premium would be \$488 per year for 1,000,000 in coverage.

3 – Director & Officer Liability coverage. The HOA bylaws govern what responsibilities and authorities the exec committee has. This includes the day to day operations, maintenance, setting assessments, scheduling repairs, etc. The D&O liability coverage covers the HOA in the event an officer commits fraud or other acts that cause the HOA or the Directors to be sued. It was agreed that the coverage was needed in or to protect the Exec Committee and the HOA. The premium is \$764 per year with a \$1,000 deductible for \$1,000,000 coverage. A motion was presented by Donna and 2<sup>nd</sup> by Jim B. Motion passed 3-0. When time comes for the budget review it was suggested that the D&O insurance be placed in the legal category since if used it would be legal expenses.

**The meeting Adjourned at 6:50 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, SEPTEMBER 14, 2023 AT 6:00 P.M. VIA ZOOM.**

---

FPH website for meeting minutes and other HOA information is accessible at [www.fairwaypatiohomesii.com](http://www.fairwaypatiohomesii.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