

Fairway Patio Homes II HOA

Bi – Monthly Council Meeting Minutes

The meeting was called to order at 5:58 PM on March 17, 2022 via Zoom

Roll Call

Present	Absent
Ann Naughton (A2)	Adam Kenner (A1)
Joel Berenbrock (A3)	Ryan Andrist (A4)
Donna Buehring (A3)	Steven Taylor (B5&B6)
Karin deBay (B5&B6)	Jake, Viking Investments (B8)
Dan Murray (B7)	

Minutes

The motion to approve the last meeting's minutes as written with one correction was presented by Dan and 2nd by Karin. The correction is to change "Rap traps to "Rat traps".
The motion passed 5-0.

Treasury Report

The Treasury Reports for all HOA monies payable and receivable through February 2022 was presented to all homeowners attending the meeting.

Dues for B8 were paid up to current.

The motion to approve the Treasury Report as written was presented by Dan and 2nd by Karin.
The motion passed 5-0.

Old Business

Landscaping / General Maintenance

A1 and A4 attic areas were fixed and sealed up to remove bats. Sealing up B7 is to be addressed.

It's the season again for rats; rat traps to be checked and set up around the property.

Landscaper is doing well and has been digging up weeds and trimming trees.

Culverts need cleaned and mulched, doubtful city can get to it at this time.

Insurance Declaration Pages

New year, new insurance declaration pages! A reminder email will be sent out to provide current dec. page to the Secretary.

Roof Replacement

The roof project has been completed and fully paid for. Cost out of pocket was only \$1,000 as insurance claim paid for the project.

Some extra shingles have been moved to the storage shed in case of future need. Landscaper has been roaming the property with magnets to pick up any leftover loose nails.

Mark Weldon is (still) waiting for the caps to be made for completing the rafter project at B8.

New Business

Siding Replacement

Siding on B building is showing signs of age, and less so on A building.

Donna asked Mark Weldon to take a look at the siding. It is believed the siding on B may not last the winter very well.

The project needs bids, maybe look into patching problem areas if bids are too high.

Paint color was discussed; Charcoal, as a lighter color than previously used was the consensus. It was noted to use the same color on both buildings.

Driveway

The driveway is in need of maintenance as some areas are wearing away.

Bids to either replace affected sections or lay down a preventative coating will need to be sought.

Dues

The prospect of raising dues \$20 proactively was discussed in light of upcoming maintenance projects.

The consensus was raising dues is not needed at this time and the board will keep an eye on the budget.

Misc. items

B8 has sold to a new owner. Appraiser for the unit was confused as to whether if it is classified a Condo or Townhome. Donna clarified that it is classified as a Condo.

Trash pickup day has been changed to Tuesday.

Electrical panels have been confirmed to be upgraded on units A2, A3, B7, B8.

These units originally had Federal Pacific panels - of which those are known to be potential fire hazards in the event of overcurrent.

Other units not mentioned above may want to upgrade their panel, at the cost of the homeowner. Due to current world events and part shortages this upgrade may prove to be expensive.

Windows replacement was discussed. Replacement is only covered by the HOA if the broken window was caused by a HOA sanctioned action and/or the cause cannot be proven. Upgrades to windows are not covered by the HOA.

The meeting Adjourned at 6:28 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, MAY 19, 2022 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