

June 8, 2021

Fairways Condominium Council meeting

Present: Jeff Shields, Sue Ellen Gebert, Joan Gundersen, Barrie Denmark, Deborah Byrum, Mark Mauro, and a number of observers from the community,

Council meeting called to order at 7:00 p.m. at pool pavilion. Jeff Shields opened with an reminder that this is a Council meeting and only the Council votes. That those present are observers.

Approval of Working Meeting notes from 5/17 and 5/23:

Barrie Denmark moved and Deborah Byrum seconded a motion to approve them. The motion passed.

Insurance presentation by Tom Dinnin: Local Oakmont insurance broker, has quote from Auto insurance Company, A+++ rated, offering basic 2.6 million additional coverage on property value, same as current Traveller's Insurance on liability, same on crime, same on D & O, as policy offered by Traveller's. Dinnin's bid is \$34,698. This \$13,000 less than current policy with Travellers. The Auto offer includes all current claims, but for one year will have coverage for past losses. Deductible remains the same, \$5000 per building. Questions followed.

Barrie Denmark reviewed the dog exercise area proposal: Shields stressed that the Council was just getting a feel for the proposal and needed more information. Denmark noted that the proposal was limited in ways designed to prevent most problems. A 130 foot x 50 foot area adjacent to turnpike wall behind Merion has been identified as the proposed site. The area would be locked; it is private for the use of owner's/ residents only. The owner must be present, there would be limits on hours, number of dogs, and specified times for different size dogs. There is little difference in nuisance issues since dogs already can be walked in that area. The area would be treated for ticks and fleas. JML will maintain the area. Insurance companies say there would be no increase rates, especially given the strict rules proposed. Real estate agents say such an area adds to value. Lisa Burkhardt, the condo legal counsel, thinks that the area does not require change in HOA documents.

Question and comments followed with a number of residents speaking about their concerns; most spoke against the proposal. The Council will conduct a survey on the dog area. Gundersen noted that it would take a while for the Council to craft a good survey, so owners should not expect to see a survey immediately.

Concern raised by an owner about not getting information on lawsuits involving the Association. There are none from owners. The only current lawsuit is an on-going one involving a homeowner with a property bordering the Fairways, Oakmont Borough, and Fairways over drainage and water damage. It is in discovery and there is nothing to report.

Announcements: Jeff Shields reminded those present that garbage rules require cans have a secure lid. No food containers or food in bags. We need another person on Council. Please contact a Council member.

New Business:

Gina Spangenberg proposed 3 new door colors for brick units. This was referred to Council for exploration.

Gerry Hooper is willing to do a printed, not electronic, newsletter 4 times a year. First scheduled for August 1, wants one person on council as contact. Jeff to do it until get 7th person. Acri will do final formatting.

Treasurer Mark Mauro reported that Payment Coupon books fees charged by Acri are now showing in the Accounts receivable.

Deborah Byrum gave the welcome committee report: The committee had a meeting – They are suggesting more community events. They can use the pavilion for fall events as long as water has not been turned off for the winter. Committee has suggested park benches, and a fire pit. There is an unofficial event at pool on Fridays. Concern raised about making sure pavilion is not booked for a community event and a private party at the same time. Council is not being informed of reservations. It was suggested that the web page reservation form be sent both to SueEllen Gebert and to Acri. Get a schedule of reservations posted. Gebert has \$ from guest fees at the pool to turn in, and she wanted to know how to do that. She should contact Sylvia. Gebert should send in receipts for reimbursement.

Barrie Denmark reported on landscaping: The big tree removals and trimming has been done; oaks are next project which will be done after growing season (Nov.-Dec).

Sue Ellen Gebert has some leads on management firms for competitive bids in the future.

Jeff Shields to get chips for proposed door colors.

Joan Gundersen asked about if we had a handy person on call so that we could fix house numbers on some mailboxes. Send Jeff Shields a list.

Council discussed the problems with the brick repair work on Stephanie Martin's garage wall. We will need to make a claim on the Martin estate for what was owed including the insurance payment. We need to fix the wall. We can sue the estate for our cost. Let's get a mason's estimate on a real repair. Window trim also needs to be done.

Insurance, going to check if Dinnin has other multi unit properties they handle. Will vote on-line.

Ann Clay expressed interest in serving on Council.

Moved and seconded adjournment. The motion passed.

Joan R. Gundersen

Secretary