

**Minutes**  
**Fairways Homeowners Association Council**  
**November 9, 2021**

Members Present: Jeff Shields, Mark Mauro, Sue Ellen Gebert, Stephanie Archer, Deborah Byrum. Barrie Denmark arrived late to the meeting.

David Johns, ACRI representative, and some community members were also present.

Minutes of the last meeting (October 5, 2021) were approved.

The floor was opened to community members for comments. A community member asked about snow removal. Then she asked about the progress of a window-replacement request, which has been submitted. Shields responded to her inquiries.

Snow removal contracts were discussed briefly; contract with JML Landscape was approved.

Residents attending the meeting were required to log off; this was an “executive session.”

There was a preliminary discussion of the proposed 2022-2023 budget.

Revenue sources were discussed - dues, new owner fees, and swimming pool.

Then Council discussed budgeted expenditures, line by line. Council members were assigned to work on developing detailed budget line items, per their areas of involvement / expertise.

Some line items were moved to more appropriate categories, i.e., from “capital” to “maintenance” expenses.

The last roof on a townhouse will be replaced as soon as appropriate bids have been received and accepted. There is no timetable at this time for the roof replacement.

Shields expressed concern about the work of Gutter Kings. Johns reported that the company reported being at The Fairways for 2 days, cleaning gutters. Shields was unsure this was the case. Byrum had received a concern about their uncleaned gutter, from a resident. The next cleaning is scheduled for December 15th, by which time we hope all leaves will have fallen from the trees.

David Johns of ACRI said goodbye to council, and affirmed the work of ACRI. Council members thanked him, and expressed appreciation for his good work on our behalf, during his brief tenure at ACRI.

Council members then discussed property management. The Council will vote by email on remaining with ACRI this coming year, and researching property managers for the following year.

The meeting adjourned at 9:30pm.