

Fairways of Oakmont Condominium
Council Meeting 29 March 2022

Present: Mark Mauro, Joan Gundersen, SueEllen Gebert, Jeff Sparks, Stephanie Archer, Kate Mitchell from Acri, Barrie Denmark, Deborah Byrum

Approval of February Minutes: BB moved, SA sec. Approved

Comments: No comments

Pool: Quotes of Hays and Aquatic Watch, \$800 more to new filter. Joan moved approval of the work by Hayes, SA seconded. Approved. Need tables, can get them from the manufacturer for less than from the supplier. SG moved, JG seconded motion, passes to buy from manufacturer.

Stephanie, did home inspection with a few things to change. Siding needs fixing, 1609 requested handicap rail. Request for a handicap rail on vinyl unit- use the approved style.

Do we want approval of checks run through Acri vendor. Cost is \$33 a month. Mark moves adoption, Joan Gundersen seconded, passed. Pinehurst flood invoice was \$8849 of which we owe \$1455 not paid by insurance. Can we bill this to our insurance? Claim numbers came in lower. Questions about whether there are other possible bills coming in. We will hold off on paying that.

Landscape: Many complaints on Verizon work. JML is aware that there are repairs of that work and the damage done during snow removal. Scheduled meeting with landscape architect. Trees in the front of units are complicated to remove because of utility wires. Oaks are just being finished. Spent all that we have budgeted. Trees done today will be in new fiscal year.

There has been a learning curve with the snow removal. Need to have some identifying sign on trailer so we know it is JML

Maintenance: going to pave rest of Fairways and Village this summer. New roofer willing to last unit at a price close to what Condron did 2 years ago. They also do gutter cleaning, and will do roof repairs. Question about skylights which would mean additional cost to the homeowner. DB moved that we accept the new bid excluding skylights to replace the roof. SL seconded. Passed. JG, SA move to accept new contractor on gutters replacing Gutter King. Passed. Kate and Jeff meeting with Orkin to get bid on extermination. They are looking for additional power wash spots.

Annual meeting: need set up at pool, financials for fiscal year.

Regular meeting adjourned.

Exec. Session: Kelly White paid more than she was supposed to when she removed some plantings. She ended up paying for some work done elsewhere(\$450). Cost was really \$163. Mark is questioning where the rest of the work was done.

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Question about fines for unit where the owner was in hospital for some of the time. Sister is now trying to set things up. Still behind on monthly fees as well. Delay decision until Kate as an answer from sisters. Have a volunteer willing to do Secretary work while not on Council. New board will have to appoint a secretary. Be sure to set first Council meeting at the annual meeting. Organizational meeting for new Council tentative date May 2.

Adjourned 9:25

Joan R. Gundersen, Secretary.