

Fairways Condominium Association
Open Meeting, July 12, 2022
Minutes

Present: Jeff Shields, Jeff Sparks, Sue Ellen Gebert, Stephanie Archer, Barrie Denmark, Mark Mauro. Deb Byrum was excused. Representing ACRI: Kate Mitchell. Also present: Nancy Crouthamel, Secretary and 9 owners.

Meeting was called to order at 7:00 PM.

Jeff Shields began by saying that, up to mid-summer, there have been no financial surprises. The planned Duquesne Light (DLC) power outage is scheduled for Thursday, July 14. Kate Mitchell will confirm with DLC tomorrow to make sure it is still scheduled.

Maintenance Report: Jeff Sparks

Capital Work

- 1) Greg Ferraco (who has done the prior concrete work for Fairways) has been contacted and will get with me the week of July 17th for consultation and pricing.
- 2) Roofing inspections of the brick units were completed and a report and pictures were provided. Although there is no immediate need to replace any roofing shingles, there is repair work required. This will be prioritized and repairs will be made

Expense Work

- 1) Rick Yelley (Contracted Maintenance Contractor) has completed the following
 - a) Replaced mailbox post at 853 Fairways
 - b) Repaired steps at 1589 St. Andrews
- 2) Both Acri and Rick Yelley have agreed to weekly conference calls to be coordinated on the required repairs.
- 3) I am in contact with FastSigns to get the "F" replaced on the signage off of Hulton Road. The current letters are just pushed into place and I want to change the design to have them screwed into place to make it harder to be removed.

Long Range Planning Committee (Maintenance and Landscape)

Six people that have shown initial interest in participating on the Committee. A confirmation email was sent and awaiting responses. A meeting will be scheduled once parameters are established. Since initial response, one person has dropped off the committee. ACRI to look for companies to install and replace metal roofs.

Main priorities for next month is concrete work, roofing repairs for the brick units, and meeting scheduled for long range planning committee.

Landscaping Report: Barrie Denmark

- 1) Turf damage caused by vendors has been completed.
- 2) Communication with Oakmont Tree Commission: Some trees within Fairways property are responsibility of the Commission. If we wish them to be removed, they will do so, but replacements may not be what we want.
- 3) There have been complaints of ants in some units. Kate responded by saying that she has contacted Terminex several times but has not received a call back. It was also noted that only 15 of the 50 boxes for insect control have been filled. Kate will be looking for companies to install and replace these boxes.
- 4) Discussion then focused on form of communication that can be used by Council to communicate this information, interventions and resolutions of problems. Mark Mauro suggested using Google

Docs but Kate reported that ACRI uses a different system. They will discuss off line how best to utilize the ACRI system vs Google or another system.

- 5) A resident then brought up a problem with replacement bushes on Oak Street. The replaced bushes were unevenly spaced and it appears that some are missing. Jeff Shields indicated that we don't really have a say in where the replacements are placed. At this point, Barrie Denmark left the meeting. Mark Mauro then led discussion that focused on landscaping being the most expensive item in our budget. Examples: JML is paid \$9,000 per month and to date approximately \$18,000 has been spent on other landscaping items. After much discussion it was decided that an email blast be sent from Council to all owners asking for volunteers for a committee that will review and make recommendations for day-to-day landscaping issues as opposed to long range planning issues. Nancy will compose blast and Kate will send out.

Pool: Sue Ellen Gebert

- 1) Residents have been pleased with new umbrellas and chairs that have been purchased.
- 2) No update on collection of guest fees.

Alteration Requests: Stephanie Archer

1. There are two units for sale at 1539 Merion Drive and 1544 Merion Drive.
2. A question was raised re: if red books (with rules and regulations) are still given to new owners. They are but rules, regulations, outdoor decorations can also be found online. There were some complaints from attendees that some units appear to have more outdoor decorations than permitted.

Finance: Mark Mauro

- 1) Income/Expense report has not been submitted as Mark had questions regarding some items that he needs to clarify with ACRI (pool insurance, reserves and adjustments to income).
- 2) A question was raised re: should we buy CD's or use Money Market accounts. Kate to investigate both issues.

Minutes from previous meeting (June 14) were approved as submitted.

Additional questions/comments:

- 1) Has snow removal contract for this fiscal year been made since last year's came late. Kate will follow-up.
- 2) Residents asked when is Fairways yard sale. Discussion focused on what is advantage to the Fairways, is Council responsible for organizing, do proceeds benefit the Fairways, cost involved. Stephanie to investigate.
- 3) Comment from residents: roof replacements went well.

Meeting was adjourned at 8:30 PM

Nancy Crouthamel
Secretary