The Fairways of Oakmont

Executive Board Minutes

Tuesday, June 28, 2023

1. The Meeting was called to order at 7:00 pm
2. Board Members present: Mark Babuscio, Deborah Byrum, Sue Ellen Gerbert, Cindy Herbeck, Mark Mauro, Maryann Moore, and Jeff Sparks were present representing the Board. Kate Mitchell was present representing Acri Realty.
3. The Agenda for the meeting was reviewed, a motion was made, seconded, and passed to approve.
4. A motion was made, seconded, and passed to approve the minutes from the May 2023 meeting with one typo correction.
5. Officer and Committee Reports:
	1. Treasurer - Mark M will be making a recommendation for capital projects. Discussion about payment for the plumbing emergency Kate submitted a check request for. Council’s preference is that Kate not pay for things, Kate agrees. The Restated March Financials need to be distributed, Kate will confirm if they can be emailed. Mark M will write a statement. The $3,300 for deck board replacements should be moved to Capital as a zero budgeted item.
	2. Landscaping – report attached. There will be a separate meeting about the Bartlett issues.
	3. Maintenance – report attached
	4. Pool – report attached. Sue Ellen clarified that the no diving rule is because there is not a white line on the pool liner that corresponds with the line across the surface. Owners using the grill and pavilion furniture during rentals was discussed. Council decided that individual homeowners will not be permitted to use the grill or pavilion furniture during a rental, and that greater efforts will be made to inform homeowners when a party is happening.
	5. Violations/Resales/and Alterations – report attached. A roll down shade for the side of the pavilion and possible ceiling fans inside the pavilion should be considered as projects for an upcoming year.
	6. Secretary – Nancy and Jeff had a meeting with the website provider, Nancy can now access the Bulletin Board. The Newsletter went out, paper copies should go to 8 addresses. Kate will send the Publisher File for the newsletter to Nancy.
	7. Vice President – report attached.
	8. President – report attached.
6. Old Business
	1. Council Meetings will be the 4th Wednesday of every month.
7. New Business
	1. The current Directory information has been assembled by a member of the Welcome Committee and former Board Member, and people have affirmed their inclusion. Kate will be adding a form to the Welcome Packet for the community for new homeowners.
	2. The Newsletter was sent.
	3. Architectural guidelines should be updated to allow similar options for things that may have been discontinued.
	4. There will be 3 Social Committee gatherings this summer, First Fridays. Sue Ellen is also hosting a summer game night at the pool.
	5. Discussion of where information should be hosted and obtained – Newsletter vs. Website vs. Eblast.
	6. Jeff is working on written descriptions of Councilperson duties and will work with each individual Council member on refining those descriptions.
	7. The July Meeting will be an open meeting, at the pool pavilion.
8. Comments
	1. Garage sales were discussed. Owners are allowed to have garage sales, they need to notify council a week in advance so neighbors can be notified.
9. A motion was made, seconded, and passed to adjourn the meeting at 9:10 pm.

Respectfully Submitted,

Kate Mitchell

Property Manager