

The Fairways of Oakmont
Executive Board Minutes
Wednesday, April 4, 2024

1. The Meeting was called to order at 7:03 pm
2. Council Members: Mark Babuscio, Deb Byrum, Nancy Crouthamel, Sue Ellen Gebert, Cindy Herbeck, Mark Mauro, and Jeff Sparks were present representing the Council. 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 February 2024 meeting. Jeff requested that more details from the Council reports be included in the minutes.
5. Officer and Committee Reports:
 - a. Treasurer – Mark Mauro stated that the February financial report showed a positive variance.
 - b. Landscaping – report attached.
 - i. Tree removal is complete, there is a broken cable that was reported to Verizon.
 - ii. There is a meeting with Mike Druga from JML on Friday to discuss various landscaping planning projects and schedule for the upcoming fiscal year.
 - iii. Landscaping committee meeting will be set in the next couple of weeks to discuss tree replacement and landscaping options as well as a plan for moving forward.
 - iv. Drake's Landscaping has submitted a bid for the Marion St wall replacement.
 - c. Maintenance – Mark Babuscio has been out of town much of the last month. Jeff may try doing some power washing in the community.
 - d. Pool – New chairs have been purchased. The edging on the far side of the pool has been sneaking in each year, and has again this year. The issue has been addressed with JML and will be again. Sue Ellen is to be the only contact for Aquatic Watch, Maintenance will take care of the pool house.
 - e. Violations/Resales/and Alterations – An alteration request for changing cable companies has been approved. The shutter violation is being fined. The Social Committee is working to coordinate events for this summer.
 - f. Secretary Updates – Three candidate profiles have been received and will be forwarded to Acri for inclusion in the mailing. Nancy is working to update the list of owners who prefer paper copies of announcements.
 - g. VP/Welcoming Committee/Borough Liaison – report attached
 - i. Oakmont Borough anticipates continuing its work on the split rail fence in May, when students will be available again. They will "continue the work where we left off." There is no firm timetable for completion.
 - ii. The water remediation work anticipated at the head of the gulch in Dark Hollow Woods was not able to go forward; the funding that was obtained was not adequate for the cost of the project. They are seeking more funds to complete the project.
 - iii. The Welcome Committee continues to be in touch with new residents, as we learn of them. We are contacting folks and sharing information with them before they move in, in hopes of avoiding any misunderstandings of Fairways regulations.
 - iv. There is no real estate company who is handling the US Open housing. I was told folks needed to arrange housing through the USGA. I emailed them, but had no

response. There is an "Accommodations" form on the USGA website, where folks can list their properties for lease; it is complicated.

- v. I reworked the *Fairways Architectural Regulations* document, and also the *Fairways Guidelines*. Copies of the proposed updates, including one question, are attached. Council Members should let Deborah know of any recommended changes by Wednesday, April 10.

h. President

6. Unfinished Business

- a. The update to the sprinkler system is complete. There is some paperwork in the supply room, Jeff will send the pdf to Kate to keep in the Association files. Multiple people should familiarize themselves with operation of the system.
- b. Tree removal is complete, homeowner responses have been mixed.
- c. One delinquent account is being sent to Fred Jug for collection.

7. New Business

- a. Eichenlaub offered a maintenance agreement for the sprinkler system, it will be emailed to all Council Members.
- b. A motion was made, seconded, and passed to approve powerwashing and painting for 2024. Additional items will be sent over to Matt Egan, and owners who received painting services last year will be contacted to confirm services were complete.
- c. Jeff has two quotes for brick pointing, which should be added into future budgets on a rotating basis.
- d. The Annual Meeting is on Sunday, April 28th. The mailer materials were distributed, please have any comments to Kate by the end of the day Monday.

The leasing issues were discussed, the incomplete lease has been remedied. Kate will confirm how many leases have been received.

There was extended discussion regarding snow removal, and the billing. Kate will let the contractor know which items are being disputed and set up a meeting.

- 8. A motion was made, seconded, and passed to adjourn the meeting at 9:18 pm.

Respectfully Submitted,
Kate Mitchell
Property Manager