

The Fairways of Oakmont
Executive Board Minutes
Monday, May 10, 2024

1. The Meeting was called to order at 7:01 pm
2. Council Members: Bruce Cosentino, Sue Ellen Gebert, Cindy Herbeck, Jeff Shields, and Jeff Sparks were present in person representing the Council, Mark Babuscio joined by phone. Kate Mitchell was present representing Acri Realty.
3. Introductory remarks were made by Jeff Sparks.
4. Officer and Committee Election:
 - a. Officer Roles were determined as follows:
 - i. President – Jeff Sparks
 - ii. Vice President – Bruce Cosentino
 - iii. Treasurer – Mark Babuscio

The Secretary role was not filled at this meeting; volunteers from the community will be sought.

- b. Committee Roles were decided as follows:
 - i. Landscaping – Marynn Moore
 - ii. Pool – Sue Ellen Gebert
 - iii. Violations/Alterations/Social – Cindy Herbeck
 - iv. Maintenance – Jeff Shields
 - v. Welcome – Bruce will ask Deb if she is interested in continuing in this role, and he would be the Board liaison for the committee.
 - c. Kate will send out a poll to determine the best day for regular meetings.
5. Current Business
 - a. Maryann determined that “fruitless” crabapple trees still have some berries, and they will be replaced with other varieties. The quote for tree replacements increased due to these replacements. A motion was made, seconded and passed to approve the \$15,665 quote for tree replacements
 - b. Walls will be a maintenance responsibility moving forward, Maryann will discuss with Jeff Shields.
 - c. Sue Ellen discussed some suggested updates to the Pool documents, which will be emailed soon. The pool opens on Friday!
 - d. Fans in the pavilion will be a Maintenance Responsibility.
 - e. Gutter Cleaning happened today.
 - f. Window replacements for the pool house was turned over to Jeff Shields.
 - g. Brick repointing went to Jeff Shields.
6. New Business
 - a. The Private Road will be a topic of discussion for a future meeting.
 - b. Kate will distribute the Spending Policy for consideration and discussion at the next meeting.
 - c. The Board voted to have the Treasurer continue to approve invoices.
 - d. Kate reviewed what resales happened and were reimbursed to the community. Acri overpaid the Fairways, and a check request will be processed.
7. A motion was made, seconded, and passed to adjourn the meeting at 9:08 pm.

Respectfully Submitted,
Kate Mitchell
Property Manager