

The Fairways of Oakmont  
Executive Board Minutes  
Monday, August 5, 2024

1. The Meeting was called to order at 6:59 pm
2. Council Members: Mark Babuscio, Bruce Cosentino, Cindy Herbeck, Jeff Shields and Jeff Sparks were present in person representing the Council. Kate Mitchell was present representing Acri Realty.
3. The minutes from the July meeting were distributed in advance and not read aloud. A motion was made, second and passed to approve the minutes.
4. Reports:
  - a. Finance – We are current on all accounts payable. Questions were asked and answered about the Acri Maintenance invoice and also the invoice for late notices. Kate will confirm the thresholds for Collections and Late fees with Council.
  - b. Landscaping – Additional landscaping including installing stones on driveway ends and mailboxes and relocating boulders has been completed. There have been several requests for trimming the arborvitae, we can look into adding this to bids for tree services next year. Next steps are planning for fall planting and soliciting bids for next year's budget planning.
  - c. Maintenance – Kate will supply Jeff with the overall schedule for painting/powerwashing, the roof report, and information on gutter cleaning. Snow Removal should be bid in two pieces, with the private road separate.
  - d. Pool – Sue Ellen is picking up the sign for the putting green rules and it will be posted on the fence. The quote for a new pool liner is pending. Kate will research how much it has previously cost to fill the pool.
  - e. Violations/Resale Certs/Exterior Alterations/Social Committee – There are no pending alteration requests, one ongoing violation and one cured violation. A possible violation was reported during the meeting, Kate and Cindy will investigate. The first Friday gathering went well. Ideas for the September gathering were discussed. There is a community garage sale scheduled for August 24<sup>th</sup>.
  - f. Secretary Updates – The position is still open. Joan Gunderson is working on the directory. Physical copies will be distributed to people without emails.
  - g. VP/Borough Liaison – The 3<sup>rd</sup> Monday of each month is the Borough Meeting, Bruce may not make the August meeting, Jeff Sparks will try to go. Discussions will happen soon about parking during the US Open.
  - h. President – There are 4 units advertised on the website for the US Open.
5. Current Business
  - a. An Open Meeting is being considered for September, it cannot be on a Wednesday. Kate will poll the group for possible alternate dates.
6. A motion was made, seconded, and passed to adjourn the meeting at 8:29 pm.

Respectfully Submitted,  
Kate Mitchell  
Property Manager