

FAIR WOODS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
July 28, 2022

CALL TO ORDER

The June 30, 2022, meeting of the Fair Woods Homeowners Association was called to order at 7:10PM.

Board Members Present: Wendy Doumas – President
Carol Miller – Vice President
Joe McDonald -- Treasurer

Management Present: Kathy Gately, CMCA, AMS, PCAM

Not present: Ted Winograd - Secretary

MEMBERSHIP FORUM

- Owner (1) had landscape contract questions. He also inquired as to the answers to the list of questions that he had previously sent to the board/management.
- Owner (2) had questions concerning egress windows.
- Owner (3) expressed concerns about the trees, erosion issues and turf in and around the common areas.

APPROVAL OF MINUTES

MOTION made by Ms. Miller to approve the minutes from June 30, 2022; Motion seconded by Mr. McDonald. All approved.

FINANCIALS

Ms. Gately discussed the June financials that were sent to the Board. Mr. McDonald also reported that he would be transferring money to handle the paving project expenses.

MANAGEMENT REPORT & ACTION ITEMS

- ***MOTION made by Ms. Doumas to ratify the e-mail vote for the rejuvenation/ cleanup of the area behind Alder Woods Ct for \$512.27. Mr. McDonald seconded the motion. All approved.***
- A proposal for a river rock swale to be placed on the side of a home on Alder Woods was discussed, but not approved.
- Ms. Gately provided an update on the paving project.
- Ms. Gately has also provided the board with a draft budget for 2023 for their review and consideration. There will be no assessment increase for the 2022-2023 budget year.
- Towing report is attached in the Board packet for the Boards review.

COMMITTEE UPDATES:

Landscape Committee: Ms. Doumas did not have anything to report at this time.

ARB: Ms. Miller stated that it continues to be slow and that there are only a few ARB applications in progress.

TRAFFIC CALMING: No update at this time.

EVENTS: No update at this time.

EXECUTIVE SESSION:

MOTION made by Mr. McDonald to enter Executive session at 7:49pm to discuss delinquent accounts, and legal issues. Motion seconded by Ms. Miller. All approved.

MOTION made by Mr. McDonald to close executive session and move back into open session at 8:21pm. Ms. Miller seconded the motion. All approved.

ADJOURNMENT:

MOTION was made, seconded, and passed by unanimous consent to adjourn the meeting of July 28, 2022, at 8:25 PM.

RECORDING SECRETARY: Candee Percherke

****Next Meeting will be the Board Meeting on September 29, 2022****