

FAIR WOODS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
June 30, 2022

CALL TO ORDER

The June 30, 2022, meeting of the Fair Woods Homeowners Association was called to order at 7:01PM.

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

Management Present: Kathy Gately, CMCA, AMS, PCAM

MEMBERSHIP FORUM

- Owner (1) inquired about an oak tree that was constantly dropping branches. She also asked if it was possible to clean and re-surface the tennis court as well as have additional doggie waste stations.
- Owner (2) stated that he was not happy with the current association landscape contractor.
- Owner (3) asked if the agenda could be posted online so that the owners in attendance at the meeting could follow along. He also suggested that the link to the website be included in all communication.
- Owner (4) agreed that the condition of the tennis court was declining and in need of some attention. She also added that she had seen multiple residents use the court as a dog play area.

APPROVAL OF MINUTES

MOTION made by Ms. Doumas to approve the minutes from April 28, 2022; Motion seconded by Mr. McDonald. All approved.

FINANCIALS

Ms. Gately discussed the May financials that were sent to the Board. Mr. McDonald also reported that several CDs are maturing, but that the Board is waiting temporarily to decide how to move forward until it is determined what projects are approved.

MANAGEMENT REPORT & ACTION ITEMS

- ***MOTION made by Ms. Doumas to approve the Access to Records and Cost Resolution. Mr. McDonald seconded the motion. All approved.***
- ***MOTION made by Mr. McDonald to approve the CICB Resolution. Ms. Miller seconded the motion. All approved.***
- The discussion to repair the (6) mailbox huts has been tabled until further information can be provided.

- The 2020 audit is complete.
- Doody Calls contract has been approved, but the locations of the stations need to be decided.
- Management will create a survey to send out to the community asking questions such as dog station locations, trees that may need attention, call for board members, etc.
- Towing report is attached in the Board packet for the Boards review.
- Ms. Lewis is resigning from the Board. The Board has re-aligned their positions and the new roles are listed as approved.

COMMITTEE UPDATES:

Landscape Committee: Ms. Doumas reported that they have not seeded Alder Woods yet, but that it is on the schedule for the end of August/ September.

Nova Tree experts are willing to come through 1x month to evaluate the trees in the community at no cost.

The committee will be re-identifying problem areas and soliciting proposals based on the updated scope of work.

ARB: Ms. Miller stated that that it had been incredibly quiet. They are not seeing a lot of applications for improvements currently.

TRAFFIC CALMING: No update at this time.

EXECUTIVE SESSION:

MOTION made by Mr. McDonald to enter Executive session at 8:29pm to discuss delinquent accounts, and legal issues. Motion seconded by Mr. Winograd. All approved.

MOTION made by Mr. McDonald to close executive session and move back into open session at 9:07pm. Ms. Doumas seconded the motion. All approved.

ACTION FOLLOWING EXECUTIVE:

MOTION made by Mr. McDonald to approve the asphalt/ paving project with Brother's Paving. Ms. Miller seconded the motion. All approved.

MOTION made by Mr. McDonald to turn the violation case over to the attorney as discussed. Ms. Miller seconded the motion. All approved.

ADJOURNMENT:

MOTION was made, seconded, and passed by unanimous consent to adjourn the meeting of June 30,2022, at 9:12 PM.

RECORDING SECRETARY: Candee Percherke

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