

**FAIR WOODS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF TRUSTEES MEETING**  
**April 29, 2021**

**CALL TO ORDER**

Ms. Lewis called the April 29, 2021, meeting of the Fair Woods Homeowners Association to order at 7:04PM.

Board Members Present:

Patricia Lewis – Vice President  
Joe McDonald - Treasurer  
Ted Winograd - Secretary  
Pam Gilmore – Member at Large  
Carol Miller – Member at Large

Board Members Absent: Joe Farley - President

Management Present: Monica Burdock, SFMC, Inc.

Others Present: David Egee, Precision Safe Sidewalks, LLC.

**PRESENTATION**

David Egee, with Precision Safe Sidewalks, LLC was present. He explained the procedure to cut areas of concrete to be flush with adjacent concrete, instead of replacing sections of concrete in their entirety. The majority of concrete contractors bid repairs to ½” select hazards. Precision Safe Sidewalk starts at ¼” and up. They have submitted a proposal for the least severe hazards of ¼ to ½” , severe of ½ to 1”, and most severe at 1 to 2 ½”.

Ms. Gilmore asked about the color of the sidewalk after repairs were done. Mr. Egee replied that the concrete is cut, and more aggregate is exposed showing where the cut was made. This will darken after exposure and time.

**APPROVAL OF MINUTES**

*MOTION made by Ms. Gilmore to approve the March 25, 2021 minutes as submitted. Motion seconded by Ms. Miller. All approved.*

**COMMITTEE REPORTS**

**ARB:**

Ms. Miller reported that the Committee has not had many requests lately. Owners are starting plans for improvements and the ARB requests will start up shortly.

**Events Committee:**

Ms. Gilmore stated that after discussion with committee they are considering having spring yard sales over a period of 5 weekends. The HOA will not be advertising or placing up signs, but the yard sales would be contingent upon individual residents. Residents holding a yard sale may do so at their own comfort level for the Covid-19 restrictions. Discussion by Board followed. Ms. Lewis stated that the yard sales should be held one or two weekends at most due to parking concerns and in consideration of neighbors. Neighbors may not want to be next to a 5 week-long yard sale in a neighboring yard.

Mrs. Gilmore tabled discussion following a resident/committee member making a presentation not known to other members of the Events Committee.

**Grounds & Landscaping Committee:**

Ms. Gilmore mentioned that the pre-emergent weed control was not completed in the community. Ms. Lewis stated that there are numerous weeds in the common areas, some that are a foot high.

Board discussed Ground Maintenance RFP.

**FINANCIALS**

Ms. Burdock discussed the March 31, 2021 financials.

**OLD BUSINESS**

**Sidewalks:** Ms. Burdock explained that she will bid out the concrete repairs for the severe and most severe areas. She will ask Mr. Egee of Precision Safe Sidewalk to clarify the areas, and list the specific areas of the most severe. She will speak with the contractors about the areas where tree roots have lifted the sidewalk.

**Governing Documents:** Board consensus to continue with the process and discuss the next step with the attorney.

**NEW BUSINESS**

**Annual Meeting:** Board to wait to determine the date for the Annual meeting after further information from the attorney. There are no Board positions up for election this year, no election will be held.

**Trash Signage:** Wording on trash signs reviewed, and to be ordered. Placement of trash signs to be determined with goal to move trash staging away from fire hydrants and from mailbox kiosks.

**Erosion:** The erosion trench in the common area by 12539 Alder Woods was reviewed. Additional bids will be requested. Mr. McDonald will take a look at the area.

**EXECUTIVE SESSION:**

*MOTION made by Mr. McDonald to enter Executive session at 9:27pm to discuss delinquent accounts, and legal issues. Motion seconded by Ms. Miller. All approved.*

*MOTION made by Mr. McDonald to close executive session at 10:00pm. Ms. Gilmore seconded. All approved.*

**ACTION FOLLOWING EXECUTIVE:**

None required.

**ADJOURNMENT:**

*MOTION was made, seconded, and passed by unanimous consent to adjourn the meeting of April 29, 2021, at 10:00 PM.*

**RECORDING SECRETARY: Kathy Gately**