

FAIR WOODS HOMEOWNERS ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
February 25, 2021

CALL TO ORDER

Mr. Farley called the February 25, 2021, meeting of the Fair Woods Homeowners Association to order at 7:04PM.

Board Members Present: Joe Farley - President
 Patricia Lewis – Vice President
 Joe McDonald - Treasurer
 Ted Winograd - Secretary
 Pam Gilmore – Member at Large
 Carol Miller – Member at Large

Board Members Absent: None

Management Present: Monica Burdock, SFMC, Inc.

OPEN FORUM

Resident 1 – asked about the sand placed on the road for ice treatment. Wants to make sure a sand cleanup will be scheduled.

Ms. Burdock to check with SLS on scheduling sand cleanup.

APPROVAL OF MINUTES

*MOTION made by Ms. Miller to approve the November 18, 2020 minutes as submitted.
Motion seconded by Ms. Gilmore. All approved.*

COMMITTEE REPORTS

ARB Committee:

Ms. Miller stated Committee has had several requests, all have been approved.

Grounds & Landscaping Committee:

Ms. Miller reported there is an issue with a tree. A complaint was received from a concerned neighbor that the tree is hazardous. Ms. Miller and Mr. McDonald had three arborists review the tree and all three arborists said the tree does not appear to be presenting a hazard to any house.

Mr. Farley asked about seeding and aeration options. Ms. Burdock will investigate different seeding and aeration options with contractors. She will also gather bids for grounds maintenance services.

FINANCIALS

Ms. Burdock presented the December 31, 2020 financials.

TOWN HALL

Ms. Burdock updated the Board on the processes. A request was sent to the Association attorney to ask about her availability between March 9 – 25, 2021 for a Town Hall meeting.

CONTRACT SERVICES

OLD BUSINESS

Ms. Burdock to continue to gather bids for the concrete sidewalk project..

NEW BUSINESS

Audit:

Daly, Hamad & Assoc, draft audit to be finalized. Final approval to be done via email after Board reviews draft audit.

Ms. Burdock to ask auditor about several projects that the association had planned to complete but were unable to this past year due to COVID. Board wants to identify prior year surplus into current year operating fund for use now that contractors are working again.

Reserve Study Update:

MOTION made by Ms. Miller to engage Mason & Mason to conduct the Reserve Study Update. Motion seconded by Ms. Gilmore. All approved.

EXECUTIVE SESSION:

MOTION made by Mr. McDonald to enter Executive session at 8:20pm to discuss delinquent accounts, and legal issues. Motion seconded by Ms. Gilmore. All approved.

MOTION made by Mr. McDonald to close executive session at 8:55pm. Ms. Miller seconded. All approved.

ACTION FOLLOWING EXECUTIVE:

None required.

ADJOURNMENT:

MOTION was made, seconded, and passed by unanimous consent to adjourn the meeting of February 25, 2021, at 9:00 PM.

RECORDING SECRETARY: Kathy Gately