

FAIR WOODS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
July 29, 2021

CALL TO ORDER

Ms. Lewis called the July 29, 2021, meeting of the Fair Woods Homeowners Association to order at 7:07PM.

Board Members Present:

Patricia Lewis – Vice President (Acting President)
Joe McDonald - Treasurer
Pam Gilmore – Member at Large
Carol Miller – Member at Large

Management Present: Kathy Gately, CMCA, AMS, PCAM

Board Members Absent: Ted Winograd – Secretary

MEMBERSHIP FORUM

- Owner (1) had a question about the ARC rules regarding her neighbors unpainted garage door as well as a home that is currently on the market that seemingly has new windows that don't fall within the ARC guidelines. She also had safety concerns about a home at the end of Alder Woods Ct that had their garage door open all the time.
- Owner (2) had questions about the excessive leaf drop within the community.
- Owner (3) asked why the previous management company had been terminated.
- Owner (4) made additional comments about the transition as well.

APPROVAL OF MINUTES

*MOTION made by Ms. Gilmore to approve the May 27, 2021; minutes as amended.
Motion seconded by Ms. Miller. All approved.*

FINANCIALS

Ms. Gately discussed the June 2021 financials.

The draft budget has been submitted to the board for their review with no anticipated increase in dues. The reserves are almost fully funded.

NEW BUSINESS

Board Positions: *MOTION made by Ms. Miller to accept the new slate of officers as elected. Motion seconded by Mr. McDonald. All approved.*

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

Landscape Proposals: *MOTION made by Ms. Gilmore to approve the proposal from Blade Runners for the grounds/snow contract for one year. Contract amount is \$171,925 for grounds, etc. + and additional \$550 for the appropriate signage. Additional comments include that the board would like to receive all notifications as well as be notified before any snow removal efforts are made. Ms. Gately will reach out to SLS to determine areas that were treated with lime and convey that information to Blade Runners for possible further testing. Motion seconded by Ms. Lewis. All approved.*

Trash Service: Ms. Gately will compile a timeline of missed days, complaints, etc. to take back to American. She will also address the issue of them leaving misc. bags of trash behind/in between the cars.

Baseline Photos: *MOTION made by Ms. Miller to have Rosewood Management do a baseline inspection of each home within the community to include front, front right, front left, rear, rear right, rear left photos. Cost is \$10,000 total plus the cost of initial notice postage, printing, collating and scanning photos for each unit file. Motion seconded by Mr. McDonald. All approved.*

OLD BUSINESS

Shenandoah Landscape Activity Report: Presented to the board for their review and consideration. Ms. Gately will inquire about the SLS watering schedule as compared to the invoices.

Trash Signage: Ms. Gilmore reported that the cost of the signs has increased, per website of the two suppliers used previously.

Board ratified the Electronic Meeting Resolution 2021 drafted by the Association attorney, approved electronically by unanimous consent.

EXECUTIVE SESSION:

MOTION made by Mr. McDonald to enter Executive session at 8:48pm to discuss delinquent accounts, and legal issues. Motion seconded by Ms. Gilmore. All approved.

MOTION made by Mr. McDonald to close executive session at 9:12pm. Ms. Lewis seconded. All approved.

ACTION FOLLOWING EXECUTIVE:

MOTION made by Mr. McDonald to draft a notice to the community about the changes made in management. Ms. Lewis seconded. All approved.

MOTION made by Mr. McDonald to waive the late fees as discussed. Ms. Lewis seconded. All approved.

ADJOURNMENT:

MOTION was made, seconded, and passed by unanimous consent to adjourn the meeting of July 29, 2021, at 9:20 PM.

RECORDING SECRETARY: Candee Percherke

****Next Meeting will be August 19****