

Fairway Ridge Homeowners Association

Board of Directors Meeting

August 26, 2024

Minutes Prepared by DM

MEMBERS PRESENT: Amy Cohen (AC), David Stafford (DS) and Debbie Williams (DW). Also present: Dean Michal (PM).

MEMBERS ABSCENT: Lisa Grove, Luci Konken

HOMEOWNERS PRESENT: Yes **MEETING CALLED TO ORDER:** 7:01 p.m.

HOMEOWNER PARTICIPATION:

- HO asked about the Fairway Ridge website. He noted that when trying to access, he was given a warning that the site was not private. Board Members stated that this is likely a message from the user's antivirus not an issue with the website. PM to access site to see if it is an issue.

APPROVAL OF PREVIOUS MONTH'S MINUTES: Approved via email

AC REQUESTS/VIOLATIONS:

Approved via email

- 6134 Golfview Dr. – Installation of Handrail
- 835 Bingham Ct – Roof Replacement
- 709 Fair Links Way – Generator Installation
- 6122 Newbury Ct – Replacing surrounding fence with cedar fence
- 670 Rolling Green – Patio extension, Trees/Bushes, decorative rock
- 756 Darnell – Stone Steps on South Side of Home

AC Request:

- 6237 Crossland – Replace fence, replace deck with larger patio, add short retaining wall to level yard – PM to send to Board Members for review

Violations:

- **Violations Tracking:**
 - Property # 1 – recent email from HO stating that they will address the issues; no action as of this date; subsequent fines continuing; PM to send “Fix by Specific Date Letter”
 - Property # 2 – some progress made on needed improvements; PM to send letter indicating acknowledgement of some improvements and identifying additional items to correct
 - Property # 3 – No communication; subsequent weekly fines ongoing
 - Property # 4 – Renter attended meeting stating that he has no other options; group discussed possible options; PM to communicate with Renter
 - Property # 5 – sent Notification letter in July; PM to send “Non-Compliance Letter”
 - Property # 6 - sent Notification letter in July; PM to send “Non-Compliance Letter”
 - Property # 7 - sent Notification letter in July; PM to send “Non-Compliance Letter”

A/C walk-thru # 2 – PM to communicate with Board Members to schedule walk-through # 2

TREASURER'S REPORT:

- July's financials were reviewed

OLD/PENDING BUSINESS:

- BOD/Property Manager Licensing/Training – PM provided Board Members with the approved training materials from the Illinois Department of Financial and Professional Regulation. Members to review materials and attest

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that they understand the responsibilities. Annual training will be delivered to all Board Members and new Board Members upon election.

- Clubhouse Wall – scheduled to be replaced in September (after Pool season)
- Clubhouse Deck – PM inquired about the scope of the project. Board recommended getting bids to power wash, paint and fix any possible structural issues on the deck. PM to obtain bids and present to Board.
- Declaration Change – Short-term rentals – P.M. provided summary of results
 - 34% participation rate
 - 84% voted to approve the Amendment
 - 16% voted not to approve the Amendment
 - Group discussed possible next steps. Board to meet with all members to discuss next steps.
- Annual Audit – no response yet from CPA firm
- Village of Gurnee 2024 Stormwater Management System Inspection – P.M. outlined findings and corrective action recommended. P.M. to consult with Pond Contractor and Heather Ridge on East Pond.
- Lake County Stormwater Management Commission – P.M. reminded Board Members of upcoming LCSMC workshop in September. One Board member to attend.
- Tree Trimming behind Clubhouse – P.M. presented two proposals; Motion made by AC, 2nd by DW to accept proposal from Woody's; All in Favor; PM to contact vendor

NEW BUSINESS:

- Snow Removal Contract – PM informed the Board that the vendor would like to see an increase; same rate for the last three seasons; Motion made by AC, 2nd by DW to retain current vendor and increase rate by 8%; All in Favor. Group also discussed the possibility of having vendor plow the common area sidewalks on Leonard and Pebble Creek. PM to inquire what that addition cost may be and present to the Board.
- 2024 Village of Gurnee Fire Inspection – PM reported that Fire Inspector found two emergency lights that were not functioning properly; PM purchased new lights; DS to install.
- Broken Window in Clubhouse – PM reported a broken window in Clubhouse; no damage caused by renter; PM initiated repair with vendor
- Speed concerns within the subdivision – PM noted that a HO inquired about what the Association could do about the excessive speeds of cars; Group discussed possible solutions; PM to contact Gurnee Police Department for possible additional patrol; Board to look at other possible solutions.
- Mowing – PM informed the Board that the lawn maintenance contract has limited weekly visits. With cooler and wetter summer, the maximum number is approaching. PM informed the Board that there may be weeks with no lawn mowing if the recent hot and dry conditions continue. PM obtaining cost of additional weekly visits from vendor.
- Village of Gurnee Services – PM informed the Board that an account was set-up to request and track services from the Village.

Motion to Adjourn DW, 2nd AC, All in Favor

Meeting Adjourned: 8:03 p.m.
Next Meeting Monday, September 23, 2024