

Fairway Ridge Homeowners Association

Board of Directors Meeting

July 22, 2024

Minutes Prepared by DM

MEMBERS PRESENT: Amy Cohen, Lisa Grove, Luci Konken, David Stafford. Also present: Dean Michal (Property Manager P.M.).

HOMEOWNERS PRESENT: Yes **MEETING CALLED TO ORDER:** 7:00 p.m.

HOMEOWNER PARTICIPATION:

- HO asked about PM Office Hours. P.M. reported that these 10-hours per week were hours that residents could be assured that he will be in the office. Also stated that he is in the office many additional hours and HO can also make an appointment.
- HO asked about edging by Bright View. P.M. informed the group that he would contact Bright View in the morning to get this scheduled.
- Amendment to Declaration – HO questioned section 4.09, subsection 1 grammar. P.M. to consult with attorney.

APPROVAL OF PREVIOUS MONTH'S MINUTES: Approved via email

AC REQUESTS/VIOLATIONS:

Approved via email

- 6220 Formoor Lane – Fascia & soffit Replacement
- 6256 Eagle Ridge Dr. – Replace Asphalt Driveway
- 6081 Club House Ct – Siding, Roof, Gutters, Trim

AC Request:

- 827 Adderly Ln – New Front Door/Painted – Motion to Approve: L.K., 2nd: L.G., All in Favor

Violations:

- **Violations Tracking:**
 - Property # 1 – Multiple violations; Certified Letter sent on 7/10/24; no response. Motion to send 10-day Notice of Intent to Fine: L.K., 2nd: L.G., All in Favor
 - Property # 2 – Multiple violations; Fines maxed out; Certified Letter sent on 7/10/24; no response. Motion to send account to attorney for collections: L.K., 2nd: L.G., All in Favor
 - Property # 3 – Feeding Wildlife; Reinstated fines at previous meeting due to continued activity; Certified Letter sent on 7/10/24; no response; continue assessing fines
 - Property # 4 – Trash in back yard/Overgrown weeds; 10-day Notice of Intent to Fine sent on 7/17/24; HO responded on 7/20/24; P.M. to respond on 7/23/24 and check for compliance
 - Property # 5 – Commercial Vehicle; Motion to send 10-day Notice of Intent to Fine: L.L., 2nd: L.G., All in Favor
 - 2023 Violation Follow-up – P.M. to determine if violations are still occurring and send notification Letters

A/C walk-thru # 2 – A/C walkthrough # 2 to be completed in late summer/early fall.

TREASURER'S REPORT:

- June's financials were reviewed.

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OLD/PENDING BUSINESS:

- BOD/Property Manager Licensing/Training – PM requested assistance of HO to determine the requirements. PM to follow-up with HO and report to Board.
- Clubhouse Wall – scheduled to be replace in September (after Pool season)
- Clubhouse Deck – PM to acquire bids to power wash/paint/repair deck; scheduled for fall (after Pool season)
- Declaration Change – Short-term rentals – P.M. provided summary of Board’s plan to send Ballots via email and via USPS to all homeowners. Deadline to submit Ballots is August 15, 2024. Based on responses and response rate, Board to determine next action.

NEW BUSINESS:

- Annual Audit – P.M. reported that Annual Audit was completed; waiting for any additional requests and letter from CPA firm.
- Secretary of State filing – P.M. to complete and file.
- Village of Gurnee 2024 Stormwater Management System Inspection – P.M. outlined findings and corrective action recommended. P.M. to Consult with Heather Ridge on East Pond.
- Lake County Stormwater management Commission – P.M. reported that LCSMC is holding a workshop in September. One Board member to attend.
- Broken Fitness Machine – repaired on 7/10/24.
- Tree Trimming behind Clubhouse – P.M. presented one proposal; to obtain two additional proposals.

Meeting Adjourned: 7:41 p.m.

Next Meeting Monday, August 26, 2024