

**FAIRWAY RIDGE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 23, 2024 @ 7:00pm
FAIRWAY RIDGE CLUBHOUSE**

AGENDA

I. CALL MEETING TO ORDER

II. HOMEOWNER PARTICIPATION

III. APPROVAL OF PREVIOUS MONTH'S MINUTES: Approved via email

IV. AC REPORT

Approved via email

- 6273 Eagle Ridge – Installation of Fence
- 6238 Eagle Ridge – Expansion of Driveway
- 6154 Golfview – Replace Siding

Pending

Violations

- Violations/Complaints Tracking
- AC Walk-through # 2
- Homeowner Complaints

V. TREASURER'S REPORT

- August Financials

VI. PROPERTY MANAGER REPORT

VII. OLD/PENDING BUSINESS

- BOD/Property Manager Licensing/Training
- Clubhouse Wall
- Deck – Scope of Work
- Declaration Change – Short-term Rentals
- Lake County Stormwater Management Expo
- Village of Gurnee 2024 Storm Water Management System Inspection
- Tree Trimming behind Clubhouse
- Snow Contract – small increase; community sidewalks
- 2024 Village of Gurnee Fire Inspection
- Broken Window in Clubhouse
- Speed concerns on Leonard; other streets

VIII. NEW BUSINESS

- 2025 Reserve Budget
- 2025 Operating Budget Prep
- Security System
- Annual Meeting

IX. ADJOURNMENT

EXECUTIVE SESSION

- **Rolling Green Property**
- **Collections**
- **Board Projects**
 - **Rules Revisions**