

Fairway Ridge Homeowners Association

Board of Directors Meeting

October 28, 2024

Minutes Prepared by DM

MEMBERS PRESENT: Lisa Grove (LG), Luci Konken (LK), David Stafford (DS) and Debbie Williams (DW). Also present: Dean Michal (PM).

MEMBERS ABSENT: Amy Cohen (AC)

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

HOMEOWNER PARTICIPATION:

- No HO comments

APPROVAL OF PREVIOUS MONTH'S MINUTES: Approved via email

AC REQUESTS/VIOLATIONS:

- **Approved via email:**
 - 6252 Formoor Ln – Roof, Gutters, Trim color change
 - 6070 Par Ct – Roof, Siding, gutters
- **Pending:**
 - 6220 Formoor Ln – New Garage Door
 - Motion to Approve: LK, 2nd: DW, All in Favor
- **Violations:**
 - Property # 1 – Final Notice Letter sent on 7/10/24; HO sent Statement on 7/21; Subsequent weekly fines occurring; no communication with HO since 8/14; Re-sent Statement with request to address/communicate on 10/17
 - Property # 2 – Final Notice Letter sent on 7/10/24; Subsequent weekly fines occurring; renter to pay fines; received \$385 payment for accrued fines; look at Village Ordinances for enforcement alternatives
 - Other Properties – continue to follow-up on violations; many corrected

TREASURER'S REPORT:

- September financials were reviewed

OLD/PENDING BUSINESS:

- BOD/Property Manager Licensing/Training – PM presented Board Members with attestation form that they must sign after reviewing and understanding IDFPR materials; annual training will be delivered to all Board Members and new Board Members upon election
- Clubhouse Wall – replacement of wall completed; discovered that posts on fence behind wall are rotting and will need replacement
- Security System – new hard drive installed
- Annual Meeting – scheduled for Monday, December 2, 2024; discussed timing of mailing; PM to post “Board Members Wanted” sign on Community Board and email to HO
- Buckthorn/Tree Maintenance – PM presented bid from Woody's Tree Service to eradicate buckthorn on south side of Golfview Drive and maintain other trees on common ground
 - Motion to Approve 8-16 hours of work: LK, 2nd: DW, All in Favor

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NEW BUSINESS:

- Corporate Transparency Act – PM outlined the requirements of the Act and how it impacts the Board Members and the Association
 - Motion to Approve using Association attorney, KSN, to facilitate required reporting for 2024: LK, 2nd: DW, All in Favor
- East Pond – PM presented information concerning the maintenance of the East Pond; Board discussed possible need for dredging of the pond, timing and potential costs associated with the project; based on information gathered to date, no immediate action required; PM recommended that the Association continue to gather information and potential costs for future discussions
- 2025 Operating Budget – Treasurer and PM presented proposed 2025 Operating Budget; Board discussed proposed operating expenditures and the impact on Assessments
 - Motion to Approve 2025 Operating Budget as presented – LK, 2nd – DW, All in Favor
- Rules & Regulation Revision – Rough Draft of updated R&R sent to Board members prior to meeting; PM asked members to review thoroughly to ensure that proposed version is comprehensive and aligns with the Mission of the Association; PM to schedule Planning Session for after Annual Meeting to discuss proposed revisions
- Annual Meeting – to be scheduled for Monday, December 2, 2024; PM to initiate HO notification of meeting

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

Meeting Adjourned: 8:05 p.m.
Next Meeting Monday, December 2, 2024