

Fairway Ridge Homeowners Association

Board of Directors Meeting

September 23, 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

- 6273 Eagle Ridge – Installation of Fence
- 6238 Eagle Ridge – Expansion of Driveway
- 6154 Golfview – Replace Siding
- 6203 Formoor – New Front Door w/ color change

Pending

- 6291 Formoor – Garbage Corral; Motion to Approve by LK, 2nd – DW; All in Favor

Violations:

• **Violations Tracking:**

- Property # 1 – Final Notice Letter sent on 7/10/24; Subsequent weekly fines occurring; no communication with HO since 8/14
- Property # 2 – Final Notice Letter sent on 7/10/24; Subsequent weekly fines occurring; renter to pay fines; no payment received to date; PM to look at Village Ordinances for enforcement alternatives
- Property # 3 – Reinstated fines on 7/10/24; Fines maxed out; Violation activity has ceased

A/C walk-thru # 2 – Completed; “On-going Violation” letters went out the week of September 16th for the Highlands and Gardens; “On-going Violation” letters went out on September 23rd for the Greens properties; PM to monitor compliance and report to Board

TREASURER'S REPORT:

- August 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 IDFP materials; annual training will be delivered to all Board Members and new Board Members upon election
- Clubhouse Wall – replacement of wall scheduled to start on Tuesday, September 24th
- Clubhouse Deck – have one bid; PM to acquire at least two additional bids for power washing and staining; work to be completed in Spring prior to Pool opening
- Declaration Change – Short-term rentals – Due to Amendment not passing, Board determined that next best option would be to incorporate certain restrictions in the Rules & Regulations update that will be published in Fall/Winter, 2024
- Lake County Stormwater Management Commission – DS attended Expo on September 12th; obtained contact information for local government officials that can assist with this issue; reported that first step was to contact the

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Village to obtain “As Built” drawings to determine if the pond was built for aesthetic or stormwater runoff purposes; once that is established, PM can contact local officials to determine course of action; grant money may be available but will likely be post-work

- Tree Trimming behind Clubhouse – P.M. reported that work was completed to specifications
- Snow Contract – PM reported that contract was entered into for the 24-25 season per the Boards previous approval; reported that contractor bid to include sidewalks was \$1,500/month additional charge; no action taken by the Board to include sidewalks at this time
- 2024 Village of Gurnee Fire Inspection – PM reported that the two Emergency Lights that were found to be inoperable have been replaced; two additional Emergency Lights will also be replaced
- Broken Window in Clubhouse – PM reported that window has been fixed
- Speed concerns on Leonard – PM reported that Gurnee Police Department was on-site for 3 days monitoring speeds; data collected to determine if further/additional patrols are warranted

NEW BUSINESS:

- 2025 Reserve Budget – PM presented 2025 Reserve budget prepared by PM and DW to the Board; PM noted that the focus was on critical needs, past expenditures, possible large future expenditures and maintaining adequate reserve balance; also noted that some items included on the 2025 Reserve Budget may be able to be pushed to future years; items on the 2025 Reserve Budget include:
 - Sealcoating & Marking of CH Parking Lot
 - Wood Deck Maintenance
 - Clubhouse Furnace
 - Pool Heater
 - Pool Chlorinator
 - Pond Waterfall Pump
 - Common Area Tree Removal/MaintenanceMotion to approve 2025 Reserve Budget LK, 2nd by DW, All in Favor
- 2025 Operating Budget – PM reported the DW and PM are working on 2025 Operating Budget; to be presented to full Board at October meeting
- Security System – PM reported that Security System hard drive needs to be replaced; 12 years old; received bid from Fox Locks; motion to accept proposal by LK, 2nd by DW, All in Favor
- 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: 7:55 p.m.
Next Meeting Monday, October 28, 2024