

# The Fairways Homeowners Association

Board of Directors Meeting via videoconference

Wednesday, April 15, 2020 | 9:30 a.m.

ZOOM Videoconference

## Board Members

Frank Perra, President  
Steve Hannegan, Vice President  
Lana Nikonetz, Treasurer  
Fran Nocella, Secretary  
Marybeth Tarrant, Director  
Scott Wills, Director  
JoEllen Pfundheller, Director

## Management

Ashley Roquet, Association Manger

## HOMEOWNERS PRESENT

Kirk Gardner

## CALL TO ORDER

Frank Perra called the meeting to order at 9:33 a.m.

## OPEN FORUM

No comments were received.

## SECRETARY'S REPORT

Fran Nocella made a motion to approve the minutes of March 18, 2020 regular Board of Directors meeting as corrected. Steve Hannegan seconded the motion, with it passing unanimously.

The Board reviewed the minutes of the March 21, 2020 Annual Membership meeting. No changes were requested.

Steve Hannegan made a motion to approve the minutes of the March 21, 2020 organizational meeting. Fran Nocella seconded the motion, with it passing unanimously.

The Board reported that it extensively discussed delinquencies in the last executive session.

## TREASURER'S REPORT

Lana Nikonetz reported on the March 31, 2020 financial statements. As of March 31, 2020 the Association held \$172,103 in operating funds and \$873,158 in total reserve funds. There was an accounts receivable of \$44,870, accounts payable of \$4,036 and \$17,694 in prepaid assessments. Three months into the fiscal year, the Association had an approximate net loss of \$3,606.

After a request for re-classification of a reserve expense, Lana Nikonetz made a motion to accept the March 31, 2020 financial statements as presented. Marybeth Tarrant seconded the motion, with it passing unanimously.

The Board reviewed delinquencies and will further discuss in executive session.

The Board then reviewed the draft 2019 year-end financial statements. After some discussion and inquires of notes, Lana Nikonetz made a motion to approve the 2019 year-end financial statements as presented. Frank Perra seconded the motion, with it passing unanimously.

## **REPORTS**

### **LAND LEASE**

Frank Perra reported that appraiser is waiting on correspondence from the BIA, but they are in receipt of the 2020 Reserve Study.

### **ARCHITECTURAL COMMITTEE REPORT**

Scott Wills made a motion to ratify the approval of Acct #77-00012's application to paint their front door. Steve Hannegan seconded the motion, with it passing unanimously.

No additional member will be appointed to the Architectural Committee at this time.

### **LANDSCAPE COMMITTEE REPORT**

Fran Nocella made a motion to ratify the approval of the installation of a tree at Acct #77-00171. Lana Nikonetz seconded the motion, with it passing unanimously.

Discussion ensued regarding proposals received from West View Landscape. Fran reported that an urgent irrigation repair is needed beneath the street on St. Andrews Plaza and the expense is covered in the contract if one of the maintenance crew members completes the repairs.

The Board agreed to table the additional proposal to re-locate irrigation lines near Pool #8 to the Fall and table the proposal to replace Pyracantha to the September meeting.

### **FACILITIES COMMITTEE REPORT**

The Board reviewed the Committee's report. It was reported that Vantage Point Construction was sent a work order to repair the concrete hazard near Sunnydale in addition to the repair of the traffic circle on Sunnydale Plaza. Management reported that Legacy Concrete, who was originally approved to complete the work on Sunnydale Plaza did not respond to the approval and the work was awarded to Vantage Point Construction.

The Board then reviewed Valley Wide Electric's proposal in the amount of \$65/per hour to investigate and repair the exposed wiring in the conduit for landscape lighting in seven (7) various locations. After some discussion, Scott Wills made a motion to approve the expense for this repair not to exceed \$3,000. Lana Nikonetz seconded the motion, with it passing unanimously.

### **POOLS & SPAS REPORT**

Ashley Roquet reported that Kirk Ainsworth Pools is retiring and family members are acquiring the business at KAPS, Inc. The Board reviewed the revised contract, which remains at \$2,200 per month. Marybeth Tarrant made a motion to approve the contract as presented. Steve Hannegan seconded the motion, with it passing unanimously.

Discuss ensued regarding pool maintenance at Pool #8. Ashley Roquet recommended that the drain and acid wash be completed while the pool is closed under the executive order. After some discussion, Steve Hannegan made a motion to approve KAPS, Inc proposal in the amount of \$1,700 to drain, acid wash, re-fill and install an autofill at Pool #8 and have the work completed in July. Fran Nocella seconded the motion, with Lana Nikonetz opposed. The motion passed with vote of 6-1.

#### **SAFETY REPORT**

JoEllen Pfundheller reported that she is working with management to conduct an audit of gate codes and working to delete old codes.

#### **GOVERNING DOCUMENTS COMMITTEE REPORT**

Marybeth Tarrant reported that the tentative court date to petition the approval of the re-stated governing documents is May 18. The Board also reviewed correspondence regarding the allowance of dogs in the pool areas.

#### **CLUBHOUSE COMMITTEE REPORT**

The Board reviewed the Committee's report.

#### **BUSINESS**

The Board discussed the restrictions relating to COVID-19 set forth by governing agencies. The Board reviewed the proposed Anti-Harassment & Anti-Discrimination Policy drafted by the Association's legal counsel. Lana Nikonetz made a motion to propose the document and send out for the required 28-day review and comment period. Steven Hannegan seconded the motion, with it passing unanimously.

#### **MANAGEMENT REPORT**

The Board then reviewed management's action list and correspondence.

#### **NEXT MEETING DATE**

The next Board of Directors meeting is scheduled on May 20, 2020 at 9:30 a.m. at a location to be determined.

#### **ADJOURNMENT**

With no further business to come before the Board, Frank Perra made a motion to adjourn the meeting at 11:19 a.m.

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**ATTEST**