

# The Fairways Homeowners Association

Board of Directors Meeting via videoconference

Wednesday, May 20, 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  
Maria Rodriguez, Asst. Association Manager

## HOMEOWNERS PRESENT

Kirk Gardner

## CALL TO ORDER

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

## SECRETARY'S REPORT

The Board reviewed the minutes of the April 15, 2020 regular meeting, the minutes of the April 27, 2020 emergency meeting and the minutes of the May 8, 2020 emergency meeting. After noting a correction to the regular meeting minutes, Steve Hannegan made a motion to approve minutes of the April 15, 2020 regular meeting as corrected, the minutes of the April 27, 2020 emergency meeting and the minutes of the May 8, 2020 emergency meeting as presented. Fran Nocella seconded the motion, with it passing unanimously.

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

## TREASURER'S REPORT

Lana Nikonetz reported on the April 30, 2020 financial statements (see attached Treasurer's report). As of April 30, 2020, the Association held \$174,021 in operating funds and \$884,171 in total reserve funds. There was an accounts receivable of \$43,909, accounts payable of \$59,182 and \$21,842 in prepaid assessments. Four months into the fiscal year, the Association had an approximate YTD net loss of \$27,132. This is due to roof and gas expenses that are expected to balance out toward the middle of the year.

Lana Nikonetz made a motion to accept the April 30, 2020 financial statements as presented. Marybeth Tarrant seconded the motion, with it passing unanimously.

The Board reviewed delinquencies and Scott Wills made a motion to waive late fees from Acct #77-00101, Acct #77-00112 and Acct #77-00022. It will further discuss legal delinquency matters in executive session.

The Board discussed renewing three (3) CDs. Lana Nikonetz made a motion to invest \$75,000 in two six (6) month CDs at .2% and \$100,000 in a nine (9) month CD at .35%. Scott Wills seconded the motion, with it passing unanimously.

## **REPORTS**

### **LAND LEASE**

Frank Perra reported that appraiser received the needed correspondence from the BIA and the appraisal of the land will take four to six weeks complete.

### **ARCHITECTURAL COMMITTEE REPORT**

Scott Wills made a motion to ratify the approval of Acct #77-00052's application for emergency plumbing work completed. Fran Nocella seconded the motion, with it passing unanimously. Acct #77-00169's was returned for additional information and will be reviewed once the additional information is received.

Discussion ensued regarding Vantage Point Construction's proposal in the amount of \$432 to install a downspout on the exterior of the building at 1743 Firestone Plaza. Frank Perra made a motion to approve Vantage Point Construction's proposal as presented. Scott Wills seconded the motion, with it passing unanimously.

### **LANDSCAPE COMMITTEE REPORT**

The Board reviewed M & M Sweeping's proposal for street sweeping services. Fran Nocella made a motion to approve M & M Sweeping's proposal and arrange for bi-weekly services at \$170 per month. Frank Perra seconded the motion, with it passing unanimously.

Fran Nocella reported an incident of illegal dumping of landscape material over the perimeter wall along Rush Street. Management will follow up with West View Landscape and the homeowner.

Fran Nocella then reported Palm tree trimming will be completed in June.

### **SOCIAL COMMITTEE REPORT**

Lana Nikonetz will request the Social Committee's cash on hand from Rex Martin and provide new Chair, Jane Veroba with the necessary cash once Social events resume and the Clubhouse is permitted to reopen.

### **CLUBHOUSE COMMITTEE REPORT**

See attached.

### **FACILITIES COMMITTEE REPORT**

The Board reviewed the Committee's report (see attached). Management reported Vantage Point Construction has not submitted a proposal for the trip and hazards and traffic circle repairs. Management will present to the Board at the next meeting.

The Board thanked Kirk Gardner and Jeff Cross for their volunteer work and painting the concrete and other areas around the Clubhouse.

### **POOLS & SPAS REPORT**

Management will verify proper pool signage is posted in compliance with State and Country regulations and send a work order to have pool railing covers installed at Pool #2.

Frank Perra made a motion to allow homeowners to access pools, practice social distancing and self-sanitize the areas they touch when entering and exiting the pool area. Furniture will remain chained up until further notice. Steve Hannegan seconded the motion, with it passing unanimously. Management will post appropriate signage at all pools.

### **SAFETY REPORT**

JoEllen Pfundheller reported on Maxwell Security's contract and their duties. She continues to work with management on auditing gate codes.

### **GOVERNING DOCUMENTS COMMITTEE REPORT**

Management reported on correspondence received from the attorney regarding the re-scheduled hearing date for the petition to approve the Restated CC&Rs and Bylaws. Due to COVID-19, the hearing has been postponed to July 14, 2020. Marybeth Tarrant made a motion to authorize Delphi LLP to submit a revised hearing notice to the membership. Lana Nikonetz seconded the motion, with it passing unanimously.

### **BUSINESS**

The Board reviewed the proposed Anti-Harassment & Anti-Discrimination Policy drafted by the Association's legal counsel. After review of comments received, Fran Nocella made a motion to adopt the policy as written. Scott Wills seconded the motion, with it passing unanimously.

Discussion ensued regarding pickle ball and tennis court usage. Lana Nikonetz made a motion to re-open the pickle ball and tennis courts with appropriate restrictions. Fran Nocella seconded the motion, with it passing unanimously. Management will prepare signage with restrictions and instructions.

The Board reviewed SCT Reserve Consultant's proposal to perform a Level III financial update in the amount of \$600 to the 2021 Reserve Study. Lana Nikonetz made a motion to approve the proposal as presented. Frank Perra seconded the motion, with it passing unanimously.

The Board reviewed homeowner correspondence.

### **OPEN FORUM**

Kirk Gardner had no comments.

### **MANAGEMENT REPORT**

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

### **NEXT MEETING DATE**

The next Board of Directors meeting is scheduled on June 17, 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 11:30 a.m.

### **ATTEST**

*Fran Nocella, Secretary*