

# The Fairways Homeowners Association

## Board of Directors Meeting

Wednesday, June 17, 2020 | 9:30 a.m.

ZOOM Videoconference

### Board Members

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

### Management

Ashley Roquet, Association Manger

### HOMEOWNERS PRESENT

Michael Ricks, Darlene Backlund, Steve Seager, Derek Gordon, John Proctor, Jacqueline Shoopman and David Rittierodt

### CALL TO ORDER

Frank Perra called the meeting to order at 9:30 a.m.

### OPEN FORUM

Owners inquired about COVID-19 restrictions for recreational areas, commented on architectural applications and responsibility pertaining to AC systems on roofs.

Scott Wills made a motion to open the ping-pong room to allow for single teams to play only, while wearing a face covering and practicing social distancing. Frank Perra seconded the motion, with it passing unanimously.

### SECRETARY'S REPORT

The Board reviewed the minutes of the May 20, 2020 regular meeting. Scott Wills made a motion to approve the minutes of the May 20, 2020 regular meeting as written. Steve Hannegan 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 May 31, 2020 financial statements (see attached Treasurer's report). As of May 31, 2020, the Association held \$139,552 in operating funds and \$898,274 in total reserve funds. There was an accounts receivable of \$32,048, accounts payable of \$5,576 and \$18,645 in prepaid assessments. Five months into the fiscal year, the Association had an approximate YTD net loss of \$20,927. 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 May 31, 2020 financial statements as presented. JoEllen Pfundheller seconded the motion, with it passing unanimously.

The Board acknowledge recent CD investments.

The Board reviewed the authorization form of transfers/expenses over \$10,000 YTD and for future recurring expenses. Lana Nikonetz made a motion to authorize the transfers/expenses as presented. Steven Hannegan seconded the motion, with it passing unanimously.

## **REPORTS**

### **LAND LEASE**

Frank Perra reported that appraisal has not yet been received. The attorney advised it may take an additional 2-3 weeks given the State regulations and current circumstances relating to COVID-19. The attorneys will provide Frank Perra with an update once it is received.

### **ARCHITECTURAL COMMITTEE REPORT**

The Board reviewed Acct #77-00105's architectural application as presented to install a block wall surrounding the existing concrete patio slabs. After much discussion and identifying the wall exceeds the requirements set forth in the governing documents, Scott Wills made a motion to deny the application as presented. Frank Perra seconded the motion, with it passing unanimously. Any appeal of request for a variance will need to be reviewed by legal counsel prior to consideration.

Scott Wills made a motion to approve Acct #77-00169's architectural application as revised to install new windows and doors in the unit subject to receipt of a copy of the contractor's liability insurance. Marybeth Tarrant seconded the motion, with it passing unanimously.

Scott Wills made a motion to authorize the Architectural Committee to fully approve architectural application as they see fit for the duration on July and August, given the Board of Directors will not be meeting during those months. Lana Nikonetz seconded the motion, with it passing unanimously.

### **LANDSCAPE COMMITTEE REPORT**

The Board reviewed the Landscape Committee's report (see attached).

The Board then reviewed West View Landscape's bid in the amount of \$6,040 to trim all Palm trees in the community. Lana Nikonetz made a motion to approve West View Landscape's bid as presented. Steve Hannegan seconded the motion, with it passing unanimously.

Management reported the M & M Sweeping commenced its bi-monthly street sweeping services on June 11, 2020.

### **CLUBHOUSE COMMITTEE REPORT**

The Board reviewed the Committee's report (see attached).

### **FACILITIES COMMITTEE REPORT**

The Board reviewed the Committee's report (see attached) and Vantage Point Construction's proposal to repair and grind down all trip and fall hazard in the amount of \$4,763. After some discussion, the Board directed management to obtain an additional bid from a concrete specialist for comparison. Management will report back to the Board once an additional bid is received to inquire if a special meeting is needed to consider approval.

### **POOLS & SPAS REPORT**

Steve Hannegan made a motion to approve KAPS, Inc.'s proposal in the amount \$275 to perform a bead blasting to the spa in Pool #1 area. Scott Wills seconded the motion, with it passing unanimously.

The Board discussed community pool restrictions relating to COVID-19. After consideration of county regulations, Steve Hannegan made a motion to leave the furniture at Pools #2 - #8 locked and chained and unchain two more sets of chairs at Pool #1 for homeowner use. This decision was based on the cautionary measures to prevent gatherings at the pool and encourage social distancing.

**TENNIS/PICKLE BALL COURT REPORT**

After review of correspondence received by the City of Palm Springs, Marybeth Tarrant made a motion to permit doubles to play on the pickle ball court under the condition face coverings are required to be worn at all times and players continue to practice social distancing. Scott Wills seconded the motion, with it passing unanimously.

**SAFETY REPORT**

JoEllen Pfundheller reported on Maxwell Security's operations and their duties. She continues to work with management on auditing gate codes. JoEllen Pfundheller spoke to management about establishing a report at the end of each month stating which homes transferred ownership and if the codes and gate remotes were deleted.

**GOVERNING DOCUMENTS COMMITTEE REPORT**

Marybeth Tarrant reported the hearing date for the court to review the proposed governing documents is scheduled on July 14, 2020. Delphi LLP will follow up and report to management once an update is received.

**BUSINESS**

The Board reviewed homeowner's correspondence. Discussion ensued regarding a homeowner's request to repair an AC system on the roof, which is creating excessive debris into the unit. The Board agreed no roofing repairs or HOA involvement is required for this issue, but requested Western Pacific Roofing submit a report to management regarding his findings, which confirm the roof is in good condition and repairs are not needed at this time. Management will submit this report to the homeowner once received.

**MANAGEMENT REPORT**

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

**NEXT MEETING DATE**

The next Board of Directors meeting is scheduled on September 16, 2020 at 9:30 a.m. at the Fairways HOA Clubhouse.

**ADJOURNMENT**

With no further business to come before the Board, Frank Perra made a motion to adjourn the meeting at 11:33 a.m.

  
ATTEST

Frank Perra, Board President

**June 16, 2020 Fairways Meeting**

**May Month Total Income \$78,503 Total Expenses \$72,293**

**Net Income for May \$6,209**

**Larger expenses: landscape \$18,850 Utilities \$17,713**

**YTD Total Income \$383,924 Total Expenses \$404,851 YTD Net Loss \$20,927**

**May Reserve expenses: Streets \$1,450 Asphalt MD's painting/stripes**

**Total May Reserve spend \$1,450**

**YTD Reserve Contributions \$78,935**

**YTD Reserve Spending \$115,013 YTD Current Reserve Balance \$898,273**

**Aged AR \$32,048 Decrease from April total of \$11,861**

**Landscape Committee Report**  
**June 17, 2020**

- There have been no new requests for landscape changes since the last report.
- An after hours call was made to Westview on Friday, May 22 to report an irrigation leak on Crossley Rd. Ismael promptly sent Rafael to turn off the valve and the repair was made the following morning.
- Fertilizer was applied to all turf areas on Tuesday, June 9.
- Palm trees need to be scheduled for trimming this month, pending Board approval of Westview's proposal which we just received.
- We have a couple residents who are trimming their own hedges or trees and leaving the trimmings for the crew to pick up. Ashley is working with the residents to educate them about the proper method of disposal.

Respectfully submitted by Fredrick Blanton (by request of Fran Nocella).

## Ashley Roquet

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**From:** kirk gardner <akg51234@gmail.com>  
**Sent:** Thursday, June 11, 2020 9:35 AM  
**To:** Ashley Roquet; Maria Rodriguez  
**Subject:** June Fairways Clubhouse Facilities Committee Report  
**Attachments:** 20200513\_101229.jpg

### June Clubhouse Committee Report

- \* Covid 19 health mandates still in effect.
- \* \$113 of authorized \$125 spent on stock on hand coreless toilet paper (\$70) and multifold paper towels (\$43). Should last to start of season in Nov.

### June Facilities Committee Report

- \* New flag (approx \$25) replaced tattered one at main circle.
- \* Two fake floating swans placed in Pool# 6 in response to homeowner's complaint about ducks in pool. They are not effective duck deterrence generally but all we really have as the Ducks are a protected visitor.
- \* New hand rail guard placed on Pool# 2 (approx \$65).
- \* Site locator map given to Landscaping co-chair Fredrick Blanton for emergency needs should they present.

### Trip and Fall Update

- \* Vantage Point submitted proposals for locations marked as needing review. Price points seemed at high end. Separate email to Ashley prioritizes locations. Main concern is uplift area of gutter between Sunnydale and Firestone causing not only trip and fall but excess ponding of irrigation run off. See attached picture.
- \* Refresh of back circle rework proposal by VP still not received.