

# The Fairways Homeowners Association

## Board of Directors Meeting

Wednesday, May 19, 2021 | 9:30 a.m.

ZOOM Videoconference | Meeting ID: 4208561541 | Passcode: 834009

### Board Members

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

### Management

Ashley Herrera, Association Manager  
Natalie Rojo, Asst. Association Manager

### HOMEOWNERS PRESENT

Kirk Gardner, Darlene Backlund, Matthew Steiger, Robert Compton, Michael Canning, Noah Weinreb, Michael Ricks, Fredrick Blanton, Randy Heriot, Wendell Turner.

### CALL TO ORDER

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

### OPEN FORUM

Homeowners commented on the use of the Clubhouse and pools, status of the land lease, suspicious activity and trespassing issues on Augusta Plaza and a power outage that is scheduled during the night hours on May 19, 2021 – May 20, 2021.

### BOARD RESIGNATION

Frank Perra reported that Scott Wills resigned from the Board of Directors and thanked him for his service to the community and expertise through his term. The Board expects to fill this position during its Annual Membership meeting and Board election this Fall.

### SECRETARY'S REPORT

The Board reviewed the minutes of the April 12, 2021 Landscape Committee meeting and the April 21, 2021 regular Board meeting. Steve Hannegan made a motion to approve the minutes as written. JoEllen Pfundheller seconded the motion, with it passing unanimously.

Lana Nikonetz made a motion to approve the update of authorized account signers at First Foundation Bank to Steven Hannegan and Fran Nocella. This was required to obtain necessary information for the year-end financial review and Desert Management's financial statement preparation going forward. Marybeth Tarrant seconded the motion, with it passing unanimously.

Management reported that the Board discussed violation enforcement, delinquencies that are being monitored by the Association's legal counsel and the landscape maintenance contract in the previous executive session.

### TREASURER'S REPORT

Lana Nikonetz reported on the April 30, 2021 financial statements (see attached report). As of April 30, 2021, the Association held \$64,184 in operating funds and \$1,060,122 in total reserve funds. There was an accounts receivable of \$41,882, accounts payable of \$23,228 and \$19,149 in prepaid assessments. Four months into the fiscal year, the Association was approximately \$23,459 over budget. This figure is primarily due to utilities, tree trimming, roof maintenance and legal fees that are expected to balance out toward the end of the fiscal year.

Lana Nikonetz made a motion to accept the April 30, 2021 financial statements as presented. JoEllen Pfundheller seconded the motion, with it passing unanimously.

Lana Nikonetz made a motion to renew two (2) CDs that are soon to renew at .1%. Marybeth Tarrant seconded the motion, with it passing unanimously.

The Board reviewed the 2020 year-end financial statements prepared by Scott Corporation. Lana Nikonetz made a motion to approve the 2020 year-end financial statements as presented. JoEllen Pfundheller seconded the motion, with it passing unanimously.

The Board reviewed delinquencies. Management reported two delinquent accounts estimated at a total of \$27,000 has been collected.

## **REPORTS**

### **WEBSITE/TECHNOLOGY COMMITTEE REPORT**

Robert Compton reported the current HOA website is outdated and requires maintenance. Robert Compton shared an updated version with the Board and provided a brief tour of where to locate important items. After some discussion, JoEllen Pfundheller made a motion to change the website provider as presented by Robert Compton and terminate monthly website maintenance services with Alt 9. Steven Hannegan seconded the motion, with it passing unanimously. Robert Compton and JoEllen will continue to update and maintain the website going forward.

### **LANDLEASE**

Frank Perra reported there is a complexity in the contract that legal counsel is working to resolve. An overlap of one (1) month may need to be bought out the HOA to renew the lease. Frank assured everyone in attendance that the landowners are interested in renewing the land lease with the HOA. Attorneys are actively working to reach a point where the Board will be able to provide financing/purchasing information to its membership in the near future.

### **ARCHITECTURAL COMMITTEE REPORT**

It was reported that Scott Wills has resigned from the Architectural Committee. Harry Nikonetz will serve as Chair, with Steve Hannegan and Frank Perra has additional members. Frank Perra made a motion to ratify the following actions of the Architectural Committee:

- *Acct #77-00085 – replacement of windows and sliding glass doors*
- *Acct #77-00033 – replacement of windows, sliding glass doors and door painting*
- *Acct #77-00048 – gate installation and landscape improvements*
- *Denial of Acct #77-00077's application to install mini air-split system.*

Steve Hannegan seconded the motion, with it passing unanimously.

### **LANDSCAPE COMMITTEE REPORT**

Fredrick Blanton provided a Landscape Committee Report.

The Board reviewed Westview Landscape's proposal in the amount of \$6,185 for Palm tree trimming. JoEllen Pfundheller seconded the motion, with it passing unanimously.

Steve Hannegan moved to adopt an amendment to the Landscape Committee Charter that requires a cumulative attendance from each Committee member of 51% of all Landscape Committee meetings. Frank Perra seconded the motion, with it passing unanimously.

Fredrick Blanton reported that hedge trimming will continue through the summer, but the landscapers will not reduce the hedges to the five (5) requirement until the Fall. Management will send a notice out to all members via email.

#### **ROOF REPORT**

Frank Perra reported the roof maintenance was completed and management will follow up on the maintenance report.

#### **SOCIAL COMMITTEE REPORT**

Marybeth Tarrant made a motion to re-appoint Jane Voroba to serve as Social Committee Chair and distribute Social Committee funds to her. Steve Hannegan seconded the motion, with it passing unanimously.

#### **CLUBHOUSE COMMITTEE REPORT**

The Board reviewed Stoney Creek Design's report of its evaluation of the Clubhouse soffit and noted the soffit may be aesthetically marred, but not structurally compromised.

Kirk Gardner presented a verbal quote of \$1,200 from Desert Air Conditioning to install three (3) new, password protected A/C thermostats in the Clubhouse and ping pong room. Steve Hannegan made a motion to authorize the expenditure of \$1,200 to Desert Air Conditioning and install three (3) A/C thermostats in the Clubhouse. Marybeth Tarrant seconded the motion, with it passing unanimously.

Discussion ensued regarding the re-opening of the Clubhouse. JoEllen Pfundheller moved to re-open the Clubhouse on June 15<sup>th</sup>. Marybeth Tarrant seconded the motion, with it passing unanimously.

#### **FACILITIES COMMITTEE REPORT**

Kirk Gardner reported on current maintenance action taken by the Committee (see attached report). After noting the installation of the new irrigation controllers is complete, Desert Management will organize the billing invoices from Kirkpatrick Landscape and Ewing and forward them onto Desert Water Agency for the rebate program.

The Board reviewed Palm Springs Welding's proposal in the amount of \$1,325 to repair the maintenance gate at the landscape maintenance shed and installation additional high fencing on the perimeter wall behind the Clubhouse tennis courts. JoEllen Pfundheller moved to approve the proposal as presented. Marybeth Tarrant seconded the motion, with it passing unanimously.

#### **TENNIS/PICKLEBALL COURTS REPORT**

Nothing to report.

#### **POOLS & SPA COMMITTEE REPORT**

Kirk Gardner reported that the Facilities Committee will work to replace all latches at the pool gates to allow them to self-close and install a mechanism that allows egress traffic without a key as per the City Inspector's recommendation.

Steve Hannegan made a motion to unlock all pool furniture for use. Lana Nikonetz seconded the motion, with it passing unanimously.

#### **SAFETY REPORT**

The Board discussed recent reports of suspicious activity. It will relay all incidents to Maxwell, but encouraged all members in attendance to contact the Police Department when this activity is observed.

**GOVERNING DOCUMENTS COMMITTEE**

Marybeth Tarrant reported the draft amendments to the Rules & Regulations is still undergoing the 28-day review and comment period. The Board will consider adoption of the amendments at its June meeting. The Board requested other outdated governing documents be sent to the attorney for review. The Committee expects to submit draft amendments to the Architectural Guidelines in the Fall.

**BUSINESS**

The Board reviewed MC Painting's proposal in the amount of \$1,600 to paint the entry and exit gates. After some discussion, Frank Perra made a motion to approve the proposal as presented and ask they re-texture and paint the areas in the Clubhouse where the soffit was just enclosed. JoEllen Pfundheller seconded the motion, with it passing unanimously.

Steve Hannegan made a motion to approve SCT Reserve Consultant's proposal in the amount of \$600 to perform a level III update to the 2022 Reserve Study. Frank Perra seconded the motion, with it passing unanimously.

The Board reviewed homeowner correspondence. A request to distribute the Clubhouse Wi-Fi information was again reviewed. The Board reported the Wi-Fi in the Clubhouse is for HOA use only to be used by Board members management for Association purposes only and will not be distributed to homeowners for use.

Further discussion ensued regarding use of the restrooms in the Clubhouse. Prior to its re-opening on June 15<sup>th</sup>, Lana Nikonetz moved to open the Clubhouse for use of the restrooms from 11:00 a.m. – 6:00 p.m. Marybeth Tarrant seconded the motion, with it passing unanimously.

**MANAGEMENT REPORT**

The Board reviewed management's action list, work order report and miscellaneous correspondence.

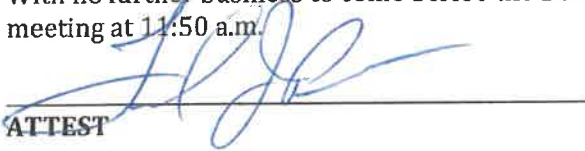
**NEXT MEETING DATE**

The next meeting is scheduled on Wednesday, June 16, 2021 at 9:30 a.m.

**ADJOURNMENT**

With no further business to come before the Board, Frank Perra made a motion to adjourn the regular meeting at 11:50 a.m.

**ATTEST**



## Financial Report 2021

	January 2021	February 2021	March 2021	April 2021
Income	78,860	78,744	78,649	78,777
Expenses	82,361	99,410	83,846	102,236
Net Income (Loss)	(3,501)	(20,667)	(5,206)	(23,459)
Reserve Contributions	15,550	15,550	15,550	15,550
Reserve Interest	23	169	57	47
Reserve Spending	(1,333)	(17,790)	(42,638)	(24,264)
Reserve Revenue		66,738	15,607	15,550
Net monthly Reserve Increase (Decrease)	14,240	64,667	(27,031)	(8,666)
Reserve Balance	1,031,151	1,095,818	1,068,788	1,060,122

### Aged Accts Receivable

Legal action amount

	38,269	39,511	40,256	41,882
	35,188	36,333	37,478	39,129

### Reserve Spending

Fence/Gate/Wall

Pools/Spa

Building/Roof

Irrigation

Contingency

Carports

Interest

325	2,500			
1,000	11,915	4,610		
	1,000	35,100		
	2,375			24,350
-	66,738			
8		2,831		
		97		

### Larger Expenses

Landscape

Utilities

February tree trimming

Roof repair - non capital

1,333	-	48,948	42,638	
18,850	19,995	19,995	19,995	19,995
28,545	21,831	24,530	26,328	26,328
	15,890			14,860

## Ashley Herrera

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**From:** kirk gardner <akg51234@gmail.com>  
**Sent:** Thursday, May 13, 2021 5:21 AM  
**To:** Ashley Herrera; Natalie Rojo  
**Subject:** May Clubhouse Facilities Committee Report

### May Clubhouse Facilities Committee Report

\*. Received Clubhouse soffit summary assessment from Robyn Ritchie of Stoney Creek Design Studios. In essence her comments made to JoEllen and I regarding the soffit being aesthetically marred but not structurally compromised were modified in the report narrative to leave any further need for investigation up to us. She stated the condition was long term and would probably not materially change absent a cataclysmic event. The committee recommends leaving the soffit in place and monitoring for signs of structural decline.

\*. Clubhouse supplies purchased for summer stock.

### Facilities Committee Report

\*. The main circle was refreshed with paint on the circle wall and cobble surround.

\*. Not to be outdone Geoff painted the circle on his street Pinehurst which caused a synergy response by a homeowner to paint his circle on Stardust. We await pent up demand for paint material to continue next season as other streets jump on the bandwagon. One unsolved mystery we can not resolve...why do folks feel compelled to drive on newly painted cobble surrounds?

\*. Numerous landscape pagoda lights replaced with new or refurbished ones. Our new electrician, Sun King Electric, has so far shown up both arranged times and repowered landscape lines that were out of operation for an extended period as well as replaced two defective wallpac units.

### Irrigation Controller Rebate/Replacement Project

\*. Kirkpatrick Landscaping (Miguel Irrigation Tech) started the installation on Monday the 10th and completed the installation on Wednesday the 12th. Very reliable showed up every morning at 6:30 and worked straight through to 2pm. All controllers programed and working as expected. Billing from Ewing Irrigation for controllers (\$4835) and Kirkpatrick Landscaping (\$1440) for labor to install forwarded to Desert Management for payment and submission to Desert Water Agency for Rebate program.

### Annual Fire Inspection

\*. Natalie contacted us to ask if we could repair gate at Pool #2 called out by Fire Inspection as not self closing. Report also noted our locked gates did not meet mandate to allow unrestricted egress. Contacted Fire Inspector Art Agumendo who provided guidance for correcting this deficiency. Completed needed corrections to Pool #2 and Art reinspected and signed off on corrections. Geoff and I then installed lever pass thru sets on all pools. Minor snafu the 3 fire extinguishers called out as discharged that were recharged failed again and need to be reinspected by Art. Called our fire extinguisher vendor and he responded on Thursday the 13th to correct.