

Reserve at the Fairways Board Meeting Minutes

February 19, 2024

Attendees: Carol Herman, Patrick Kinnee, Walt Hoy, Mark Mays, Joe Rothstein

Resident Attendees: Jen Kinnee, Anne Hoy, Chris and Marvin Olinsky, Jay and Doris Halpin

Quorum: We had a quorum and Joe opened the meeting.

Approval of the Minutes: A motion to approve the minutes from the January 2024 board meeting was offered and seconded. The minutes were approved unanimously with no changes. The minutes from the November 20, 2023 annual meeting were approved unanimously with the addition of the 11/13/23 email from the prior board approving the 2024 budget and the addition of the 2024 budget.

President's Report:

- The board sought a legal opinion on whether or not RATF rightfully pays property taxes on common elements (clubhouse, pool, etc.) The legal opinion from Kaman and Cusimano revealed that we do indeed need to continue paying property tax on those elements. Annual costs are in the \$9500 range. Issue closed.
- Some residents take out insurance policies on the gas, water and sewer lines going from the street to their units. The board affirmed that those lines are LCE (limited common elements) dedicated to the unit owner and therefore the responsibility remains with the unit owner, not the HOA.
- We achieved approval from a majority of unit owners to proceed with the land deed transfer from Simms. However, the name on the transfer was incorrect. Carol found that our legal name should read "THE RESERVE AT THE FAIRWAYS, SECTION ONE CONDOMINIUM ASSOCIATION, INC." Joe will notify Simms of the change and proceed with the legal transfer.

Finance:

- Due to their changing accounting systems, Apple Property Management has not yet released our January 2024 financial statements.
- We need to set up new signature cards with our financial institutions.
- Carol reported that our account with Spectrum needs to be updated with our new board members. In addition, she will look into our contract with Spectrum, the rebates that RATF receives from Spectrum, and what obligations accompany these rebates.

Maintenance:

- Patrick pointed out water stains in the ceiling of the clubhouse game room and TV room.
- Walt is working to replace the 2 gas fireplace units in the clubhouse with electric inserts. Board agreed to proceed.
- We replaced the flags near the front gate. The lights illuminating the flags need to be serviced.

Landscape:

- We need to start investigating the cost to install curbing or some other attractive border between the Simms property and RATF. Consider adding 2-3 parking spots at the corner of Salon Circle and Monte Carlo.
- Joe will re-connect with the pond fountain vendors and offer plans and quotes to the board.

Questions:

- Patrick: What happened to the sign-in book for the work-out room? Answer: It was no longer needed and we removed it.
- Ann: Can we take down old Salon Circle signs? Answer: Yes
- Joe: Can we research pool heater costs? Response: Joe will start talking with other condo associations that have heated pools and get their feedback on costs.
- Joe: Can we sell the white and blue barrels behind the shed (they are an eyesore)? All agree yes.
- Patrick: Suggests a Bluetooth receiver in the clubhouse so guests can connect to the sound system.

Clubhouse Nightly Inspection:

- March: Mark Mays
- April: Joe Rothstein

Owner Input:

1. Marvin Olinsky asks that we consider starting a social committee to organize events to get to know our neighbors and build community spirit. General response was positive.
2. Jan and Doris Halpin ask if we might consider adding MetroNet as an option for internet and cable? Answer: Yes. Carol said our contract with Spectrum ends in November.

NEXT BOARD MEETING IS APRIL 15, 2024