

Reserve at the Fairways Board Meeting Minutes January 15, 2024

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

Reading of the Minutes: No minutes were received from the December meetings

President's Report:

- The board voted to add Mark Mays to the board as Member-At-Large.
 - *Motion: Approve Mark as 5th board member. Motion carried 4-0.*
- We will continue to monitor the service level from Apple Property Management.
- Joe Fiori set up a Google Drive account that we will use for record retention. Carol will check with Joe Fiori about training all board members.
- Walt asked for an updated resident roster. Joe will look into it.
- To keep residents informed, Joe will release a quarterly community newsletter. He asks for board proof reading.
- Regarding board votes, it is a simple majority rule. Motions may come only from board members and need to be seconded to receive a vote.
 - *Motion: Grant the president authority to limit any one person's discussion (board member or resident) of an issue to 3 minutes. Motion carried 5-0.*

Finance:

- Carol presented an opinion from our legal partner that would reduce or eliminate our property tax on common elements. Joe will contact Kaman and Cusimano.
 - *Motion: The board approved approaching K&C for a legal review and recommendation. Motion carried 5-0.*
- We need more visibility on chart of accounts and misc. spending from Apple.
- Spending within budget will need board approval only if any line item is approaching/exceeding its annual limit. Once a line item is spent for the year, the board maintains the authority to limit spending in other budgeted areas.
- Carol found an old Spectrum check in a slot in the mailbox. We will cash it nevertheless.
- We need new bank signature cards.
 - *Motion: The board voted Carol Herman, Walt Hoy and Joe Rothstein to be authorized signatories. Motion carried 5-0.*

Maintenance:

- We need to routinely check the pool water level to make sure the bottom is covered. Joe will check with Dayton Pool. We need to continue to monitor leakage from the pool.
- Walt proposed replacing the gas fireplaces in the clubhouse with electric. The gas inserts continually malfunction due to poor/improper venting. Efforts to fix the venting have proved ineffective and potentially expensive. Joe and Walt will look at available units and make the purchase. Walt will install. Anticipated spending in the \$500 range.
 - *Motion: Replace the 2 gas fireplaces in the clubhouse with electric. Motion carried 5-0.*
- We will replace the flags near the front gate. We will not purchase a Huber Heights flag due to the cost. Joe will look online for the best options.

Landscape:

- Nothing to report