

Reserve at the Fairways Board Meeting Minutes

May 20, 2024

Attendees: Mike Rotramel from Apple Management, Carol Herman, Walt and Ann Hoy, Joe Fiori, Joe and Lourie Rothstein, Patrick and Jennifer Kinnee, Mark Mays, Carl and Mary Margaret Lewis, Christine Olinsky, Jay, Melvin, and Eugena

Meeting called to order at 7:00 pm by President Joe Rothstein

The April meeting minutes are passed out and reviewed by all attendees. Joe makes a motion to approve the minutes and Pat Kinnee votes aye and Walt Hoy seconds the motion and all agree to approve the minutes.

President Joe Rothstein reviewed **ISSUES ON THE AGENDA:**

- Dryer Vent cleaning results- There was significant build up in some units. It was noted that some louvers will need to be replaced to keep the birds out. The board approved this (cost in the \$50 range). Joe thanked Mike for the recommendation of Dryer Vent Wizards.
- Spring Inspection findings- The board conducted its annual "walk-through" and noticed many areas of damaged siding above the lawn which needs to be repaired or most likely replaced. Some fences have broken brackets. The board approved looking into repairs of these areas. Walt is looking for volunteers to help paint the brackets white to match the fences.
- Status of reserveatthefairway.com-- This is our website domain. Joe asked how many use this website (several hands went up) as downloading information to the site can be difficult. We are paying a nominal fee of \$30 per year to maintain this domain. Hosting is another issue/fee. Do we need this website when we have an Apple Management website as well? Joe Fiori offered to help keep reserveatthefairway.com updated as some said they do look at it on occasion. Other important information about Reserve at the Fairways can also be found at Applepm.sincwebaxis.com. Residents will need to set up owner login.
- Pond fountain quotes - Joe got 3 quotes. The best quote was from Lake Doctors for approximately \$5200. It is 1hp, 240v, no light. It will be a single fountain with a thin tall spray centered in the pond. Discussion was had by residents on operating times and most thought sunup to sundown would be appropriate. Mark made a motion to approve purchase and installation of the pond fountain and the motion carried unanimously.
- Community Rule Regarding noise- RATF has an existing noise rule in its bylaws. Additionally, the City of Huber Heights has noise ordinances that we are subject to. Therefore the police may be called when residents are disregarding our nuisance/noise clause. Discussion was had that most residents are very respectful of each other and hopeful all are willing to follow the bylaws and this will not be a problem.
- Pool Opening - Joe reports that the inspections were on Wednesday and all looks up to par. Pool set to open on Saturday May 25.

TEAM REPORTS:

Finance- Carol Herman reported that the YTD P&L and balance sheet are within budget. Carol discussed her efforts with Apple Management and all their numbers add up with her calculations.

Carol is watching CD's and moving money to secure better interest rates CD's when they come due. A resolution was made to remove two former board members from the signatories. Joe Fiori will be removed and replaced with Joe Rothstein. Also Nancy Behr will be removed and replaced with Carol Herman as signatory on the RATF Home Savings and Loan account and all other business accounts. Mark made a motion to approve these changes and Patrick Kinnee seconded the motion. All agreed.

Carol also discussed that residents may want to go to Apple Management website to set up and pay assessment through them if they have not already done so. She encourages residents to go online to the Apple website to check their balance as there were some slight offsets when fees were raised and some have a small balance they may be unaware of. See website above.

OWNER RESIDENT QUESTIONS & COMMENTS:

Joe and Anna Fiori- Can we remind the lawncare company to stay away from garden and flower beds. Pellets are landing in garden beds. Joe offered to put up snow stakes if we can nail down the times they will be fertilizing and treating the grass for those who would like them. Joe will ask the company to notify us a day or two in advance of any chemical applications.

Mark brought up that some people are driving too fast through the neighborhood. Do we need to consider speed bumps? The overall discussion was to please remember to drive slow as many do not want speed bumps.

Walt Hoy and Joe reminded residents to know where their master water shut off valve is and mark it as there have been two water emergencies this year where water needed to be shut off.

Carl and MaryMargaret Lewis asked if gas lines are residents' responsibility, and the answer is yes. In the event of a gas line failure, it is the resident's responsibility to repair lines. It is not the board's policy to recommend or not recommend gas line insurance. That is up to the resident to make that decision.

SCHEDULED:

Clubhouse Nightly Inspection:

June- Carol Herman

July- Patrick Kinnee

Aug- Mark Mays

Next board meeting is June 17th

ADJOURNMENT

Joe Rothstein made a motion made to adjourn meeting at 7:50

Carol Herman seconded the motion