

Fairway Oaks Homeowners Association

Minutes from Board Meeting of August 24th

The meeting was called to order at 3:30 PM by Theresa Mann. All board members were present except Ralph Russell.

Topics discussed:

- Landscape Committee Report
- Repair Bids
- Confirming part-time handyman- Dave Auch
- Ralph Russell resignation

Top priorities

- Sidewalk/Concrete bids to address liabilities

– Eaton & Sons \$26,250. Red Stone Concrete \$39,950. An executive decision will be made to award the contract soon, noting that the Reserve Funds of approximately \$ 200,000, we're likely enough to make only the most necessary repairs.

Termite inspection is underway by Silverback Termite.

Secondary priorities

- Roof Inspections/Bids

Roof bids- Noting that too many roof repairs were being made only as a condition of sale when properties are sold, the Board has secured 2 bids for preventive maintenance repair on the roofs of all 21 buildings in the Association.

United Roofing	\$ 51,970
Tapia Roofing	\$ 172,305

Tapia Roofing also submitted a bid to replace the roofs at a total cost of \$385,700. United Roofing feels that the roofs do not need replacing. The difference in bids is so significant that more discussion is necessary to make a decision and to be sure we're comparing apples to apples. The Board has set a goal to have the roof repairs done before winter sets in if possible.

- Stucco bids - At the same time, many stucco repairs are needed to prepare the units for badly needed fresh paint at some point in the not too distant future. Two bids were solicited, but only one bid was received.

Omega Plaster & Stucco \$ 53,300

When you add the cost of re-painting in the future, it seemed clear that dues would need to be raised. The Board decided that an increase in the monthly amount to \$330 would be necessary, but did not set a date for the increase, preferring to make sure all facts are weighed before imposing the increase. The possibility of an assessment was also discussed and tabled until next meeting.

- Confirming David Auch to on site Handyman was motioned by Theresa Mann, seconded by Steve Hyland and approved effective immediately. Payment will be contractual and based on tasks performed and work needed.

Ralph Russell Resignation-

Position will be offered to the next candidates in line to be filled.

The next meeting date is set for Sept 14 at 11:00 at P-Dubs

The meeting adjourned at 4:20 p.m.