

**Fairway Oaks at Stallion Springs Homeowners Association**

**Board Meeting Minutes**

**Date of Meeting: 5/18/2024**

**Time of Meeting: 10:00 AM**

**Location of Meeting** CSD Boardroom

**Present at Meeting:**

Theresa Mann	President
Steve Hyland	Vice President
Don Wright	Secretary
Linda Lou Reed	Member at large
David Jordan	Treasurer

Meeting call to order, time call to order 10:05am

**Review of Previous Minutes**

Reading of last meetings minutes, by Don Wright, Secretary.

Motion by                      Second by              Vote for and against

**Open Issues**

Upcoming board member elections, 3 positions are now open.

- Theresa Mann
- David Jordan
- Linda Lou Reed

If anyone would like to run for a position on the board, please submit your request to be on the ballot.

**Maintenance**

- Dry Rot repairs, to be started on units 1-5 and continuing as funds permit.
- Handrail repair has been put on hold for now, pending a contractor.
- Stucco repair, to be started following dry rot repairs.
- The repair of the retaining wall has been approved, and set forth for the repair.

**Issues discussed**

Steve Hyland presented and reviewed the 1<sup>st</sup> quarter financials. The HOA's cash balance increased by \$1,000.00 in the 1<sup>st</sup> Quarter 2024. The HOA is adding to the Reserve Account at the rate of \$3, 402.58 per month, which represents 10% of planned Monthly Dues plus 1/12<sup>th</sup> of funds borrowed from the Reserve Account in 2023. It's early in the year, but so far, so good.

#### Pest control policy

It shall be the responsibility of the condo owner for any pest control both inside as well as outside.

#### Dry Rot repair

It shall be the responsibility of the condo owner if termites are found. This will need to be repaired as soon as possible to avoid more damage. Only the cost associated with the termites.

#### Lawn care

Water has been turn on, and it has been noted that several sprinklers are not working, as well as some dry spots. Will have this investigated.

#### Smoking

It was brought to the board's attention of "secondhand smoke" coming into one of the units. Unit 29 is having issues with the neighbor. Discussion as to how to handle this, and to take this under review.

#### **Next Time and Date of next meeting**

**July 27<sup>th</sup> in the Corral Room at 10:00 am**

#### **Agenda**

#### **Meeting Adjourned**

By, Theresa Mann

At time: 10:45am

#### **Minutes submitted by**

Don Wright, Secretary

#### **Minutes approved by**

Theresa Mann, President