

Fairway Pines Board Meeting Minutes

January 31, 2015

PRESENT: Dennis Brining, John Chen, Prashant Javkar, Larry Siedell, John Visos, and Hadyn Notestine. Meeting was held at Prashant's house at 10:00 AM, and adjourned about noon.

Organization - The Board agreed upon the following officers, to take responsibility immediately:

- President - Larry Siedell
- PRRMA Rep - John Chen
- Treasurer - Dennis Brining
- Architectural Review - Prashant Javkar
- Secretary - Hadyn Notestine
- Trustee - John Visos

In addition, Larry will be the contact for the website changes, will maintain the homeowner email list, and will be the prime contact with the snow/lawn contractor.

John Visos, Larry, and Dennis need to visit the bank and update all the signature card files.

Roadway Repair - The PASER (PAVement Surface Evaluation and Rating, developed by the Univ. of Wisconsin) roadway condition study, authorized by PRRMA, is completed and each sub has the data. PRRMA will develop specific street repair plans during the winter and spring.

Curbs - PASER does not specifically address the condition of the curbs unless the roadway pavement is affected. Nevertheless, as was mentioned at the Jan 21 annual meeting and several emails, several curbs need to be reviewed for repair, especially along Merion Drive, primarily from an appearance consideration rather than the need to contain the pavement surface. The homeowners have been emailed to send address locations, but recognizing that homeowner input will be incomplete, the Board will conduct a visual survey in the March/April time frame when the snow is gone. John Chen and Hadyn will plan and do this work. Meanwhile, Fairway Pines will keep the condition of the curbs on the PRMMA agenda.

Landscaping Care, Grass Mowing, and Snowplowing - During 2014 there have been several cases of misunderstandings with our current contractor. The current contract runs through the 2015 mowing season. Because of these misunderstandings, the Board intends to write a new, more detailed contract for the period starting with the 2015 snowplowing and solicit quotes from other

contractors as well as from our current one. Prashant agreed to head up this effort. Target 'Scope of Work' to be completed by July, 2015.

PRRMA - The next meeting is February 3. Larry and John Chen are planning to attend.

Finances - John Visos provided the status. Our total reserves are \$46,194 as of 1/31/15. We are up-to-date on payments to PRRMA, and 185 out of 309 homeowners have paid their 2015 assessment to the HOA. While the HOA is generally in good financial condition, we will continue the practice of limiting watering the grass (consistent with good lawn care) because the water bill is a large and unpredictable expense and the only item over which we have much direct control.

Delinquent Dues - The HOA has six (6) homeowners who we have referred to a collection agency because of non-payment of dues. John distributed a page detailing the history of these six. A reminder letter will be sent to each.

Mailboxes - Hadyn is to write specs for the proposed repair of the existing wood mailboxes, and get quotes from other contractors. All mailboxes will be inspected by the Board to determine which boxes need new roofs, chimneys, doors, and posts. Every mailbox will be painted. As reported at the 2015 annual meeting, EBGJ Painting (run by Mr. Pashko) has quoted \$6500.

Sprinklers - To minimize costs, the sprinklers should have their water turned off and turned on manually. The Board needs to determine what person(s) will monitor the green spaces to determine if we have received insufficient rainfall and the sprinklers have to be manually turned on.

Next Meetings – Board meetings are proposed for February 28, 10:00 AM, March 21, and April 25. Members should confirm their ability to attend.

Minutes written by Hadyn Notestine.